



## **88a Churchill House, Ned Lane, Tyersal, Bradford, BD4 0ER**

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £50,000+ RESERVATION FEE.

**IDEAL INVESTMENT PROPERTY:** Well-appointed DUPLEX GROUND FLOOR APARTMENT, which has OWN FRONT DOOR/ENTRANCE. Has been successfully rented for 20 years. Provides 2 Bedrooms over 2 floors and is sensibly priced to sell.

Comprises: Ground Floor: Hall, kitchen & lounge. 1st floor: 2 bedrooms & bathroom.

**Guide Price £50,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

# 88a Churchill House, Ned Lane, Tyersal, Bradford, BD4 0ER

**ENTRANCE PORCH** Communal entrance lobby

**HALLWAY**

**LOUNGE 13'2" x 9'2" (4.01m x 2.8m)**

**KITCHEN 11'9" x 9'6" (3.58m x 2.9m)**

Range of kitchen units, worktops and sink unit, built in oven and hob

**BEDROOM 1 13'3" x 8'11" (4.04m x 2.72m)**

**BEDROOM 2 9'5" x 6'7" (2.87m x 2m)**

**BATHROOM** Three piece bathroom suite

**OUTSIDE** Communal gardens. Has own parking spaces with own door (88a)

**LEASEHOLD** The property is leasehold. At the date of instruction there is 972 years left. We are informed the management fees are approximately £1020 p.a. There is no ground rent. We advise any interested party to check and confirm this information prior to engaging negotiations.

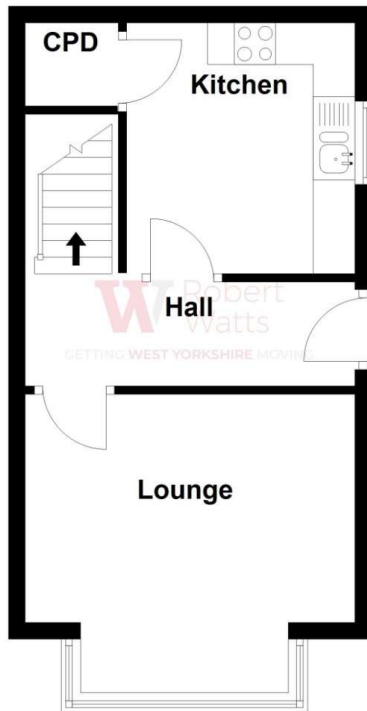
**AUCTIONEERS COMMENTS** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor



First Floor



Flat a 88 Ned Lane

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |