






11 Bowling Hall Road, East Bowling, Bradford, BD4 7LE

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £95,000 + RESERVATION FEE.

4 BEDROOMS INNER THROUGH TERRACE providing family sized accommodation. Sensibly priced to allow for cosmetic works needed. Situated within walking distance to Bradford Academy & opposite Bowling Park. Further features include Central Heating & uPVC DG. Would make an perfect family home or for a landlord for buy to let.

The accommodation comprises: Lounge, Dining Kitchen, Basement Cellar, 4 Bedrooms & Bathroom.

Guide Price £95,000

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LOUNGE 13' x 13' max (3.96m x 3.96m max)

KITCHEN 14'11" x 13' (4.55m x 3.96m)

Kitchen with a range of base and wall units, built in oven and hob with access to basement

BEDROOM 1 13' (3.96) x 12' (3.66) + Chimney Breast

Built in cupboard

BEDROOM 2 12' x 6' (3.66m x 1.83m)

Built in cupboard

BEDROOM 3 12' x 12' (3.66m x 3.66m)

Attic bedroom

BEDROOM 4 12' x 7' (3.66m x 2.13m)

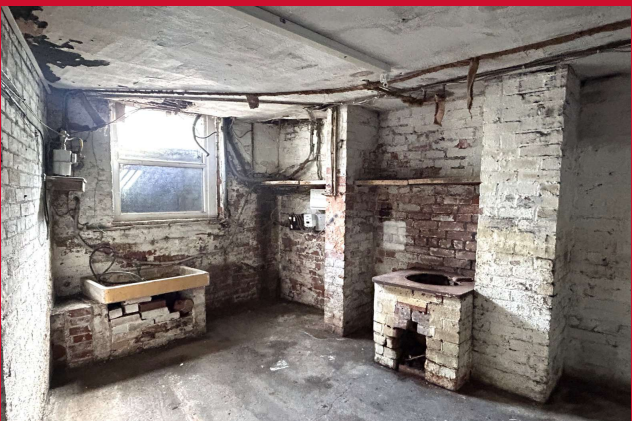
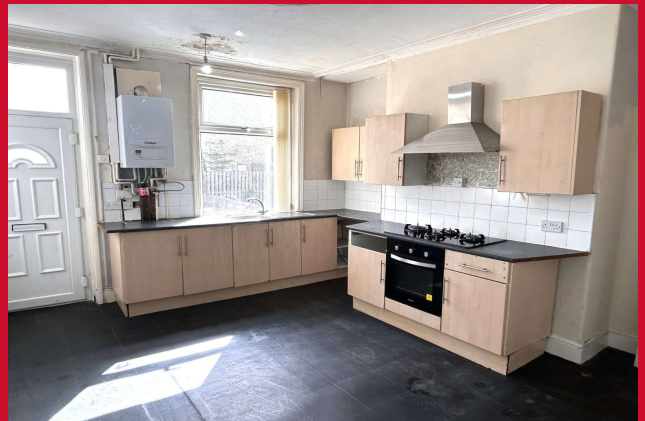
Attic bedroom

BATHROOM White bathroom suite

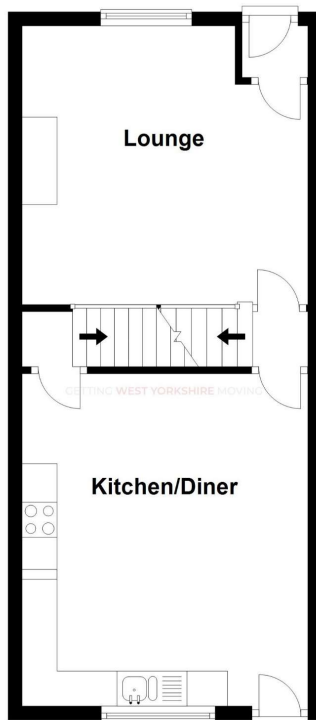
EXTERIOR Elevated position, overlooking Bowling Park, yard at the back

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.

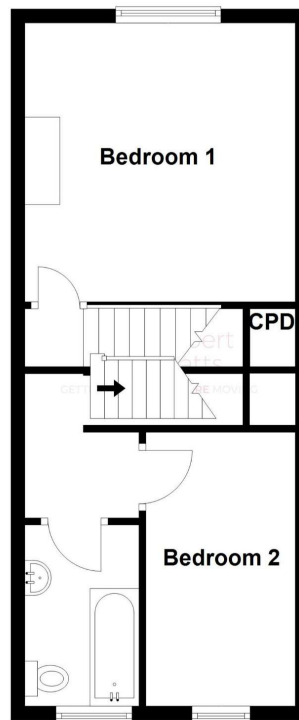
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Second Floor

