



16 Bradford Road, Drighlington, West Yorkshire, BD11 1AB

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £90,000 + RESERVATION FEE

AUCTION END DATE - 15th August 2025 @ 2pm

Situated in this highly sought after location, THROUGH TERRACE, that would be ideal for INVESTOR LANDLORDS for BUY TO LET. Provides 2 BEDROOMS with larger than average REAR GARDEN.

Guide Price £90,000

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ENTRANCE HALL Entrance Hall

LOUNGE 13' (3.96) x 13' (3.96) approx.

Irregular shaped room - Measurements are for guidance only

KITCHEN 16' x 9' max (4.88m x 2.74m max)

Range of wall and base units, worktops and sink unit

BEDROOM 1 14' x 11' max (4.27m x 3.35m max)

BEDROOM 2 13' x 10' (3.96m x 3.05m)

BATHROOM 9' x 6' (2.74m x 1.83m)

Three piece bathroom suite and heated towel rail

OUTSIDE There is no direct parking outside the house. At the back is a larger than average garden with outbuilding. No 18 does have right of access from a gate adjacent to front access for no 18 to reach the back door for no 18.

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

AUCTIONEERS COMMENTS This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

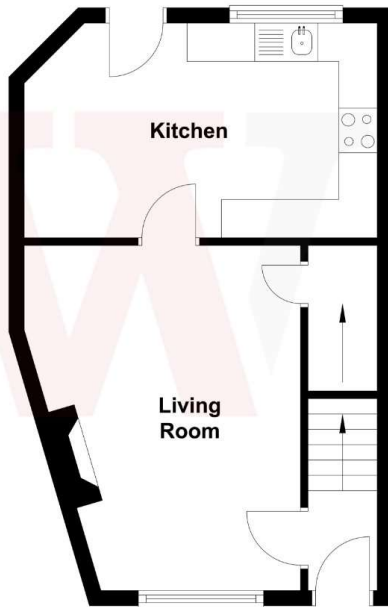
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

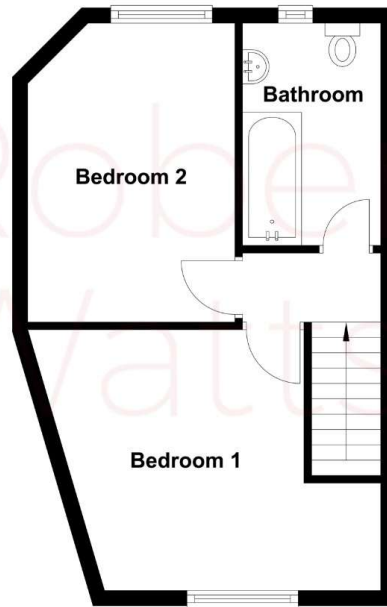
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		