



## 8 Sandygate Terrace, Laisterdyke, Bradford, BD4 8PT

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £100,000 + RESERVATION FEE.

NO CHAIN: Mature Semi Detached that is need of some cosmetic works but we feel this has been reflected in the sensible price. Provides 2 BEDROOMS, but does have a LOFT ROOM so, like other houses on the street, offers vast potential to create a top floor dormer bedroom ( subject to planning).

The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, Basement, 2 Bedrooms, Loft, Bathroom.

**Guide Price £100,000**

**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](#)

## 8 Sandygate Terrace, Laisterdyke, Bradford, BD4 8PT

### SIDE PORCH

### SIDE ENTRANCE HALL

**LOUNGE 11'11" (3.63) x 10' (3.05) + chimney breast**

**DINING ROOM 12' x 9' (3.66m x 2.74m)**

uPVC French doors. Access to:-

### BASEMENT

**KITCHEN 9' x 4' (2.74m x 1.22m)**

Selection of kitchen units, worktops and sink unit.

### LANDING

**BEDROOM 1 11' x 11' max (3.35m x 3.35m max)**

**BEDROOM 2 12' x 7' (3.66m x 2.13m)**

Built in cupboard. Access to loft room.

**BATHROOM/W.C** White bathroom suite.

**LOFT ROOM 10'11" x 9' max (3.33m x 2.74m max)**

Please note this is not classed or has been used as a bedroom. But can be adapted to be a dormer bedroom (subject to relevant planning consents)

**OUTSIDE** Small fore garden. Enclosed garden 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.

**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.

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		