



7 Lilian Street, Dudley Hill, Bradford, West Yorkshire, BD4 9LP

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £59,000 + RESERVATION FEE.

3 BEDROOMS: Rear BACK TO BACK TERRACE that would make an ideal INVESTMENT PROPERTY for BUY TO LET. Has been successfully rented for over 20 years.

The accommodation comprises: Lounge, Kitchen, 3 Bedrooms & Bathroom.

Starting Bid £59,000

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LOUNGE 14' (4.27)x 13' (3.96) into chimney breast

KITCHEN 9'x 6' (2.74mx 1.83m)

Well equipped kitchen with range of base and wall units. Integrated oven and hob. Access to cellar

1ST FLOOR

BEDROOM 1 14'x10' (4.27mx3.05m)

BEDROOM 2 8'x7' (2.44mx2.13m)

BATHROOM/WC

TOP FLOOR

BEDROOM 3 22'x 9' (6.7mx 2.74m)

Top floor dormer

OUTSIDE Yard to rear.

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.

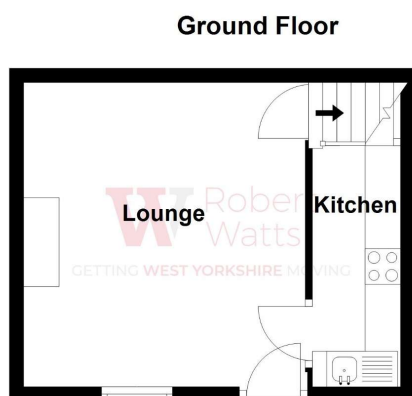
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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.





First Floor



Second Floor



7 Lilian St

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		