



46 Fenby Avenue, Dudley Hill, Bradford, West Yorkshire, BD4 8QX

IDEAL FOR BUY TO LET: Attention Landlords:

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £75,000 + RESERVATION FEE.
ATTENTION INVESTOR LANDLORDS: EXTENDED MID TOWN HOUSE that has successfully rented for over
20 years. Provides 2 BEDROOMS with GARDENS.

The property is available with immediate possession.

Guide Price £75,000

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LIVING ROOM 23' x 9' (7m x 2.74m)

Spacious living room with electric fireplace

KITCHEN/DINING AREA 16' x 11' max (4.88m x 3.35m max)

Open plan kitchen into dining area. Well equipped with range of base and wall units including gas oven, hob and sink unit. Includes under stair cupboard

BATHROOM 8' x 5'10" (2.44m x 1.78m)

3 piece white bathroom suite with shower over bath, sink and W.C

FIRST FLOOR

BEDROOM 1 13'11" x 9' (4.24m x 2.74m)

Double bedroom with storage cupboard

BEDROOM 2 13'11" x 8' (4.24m x 2.44m)

Double Bedroom

OUTSIDE Gardens to both the front and 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.

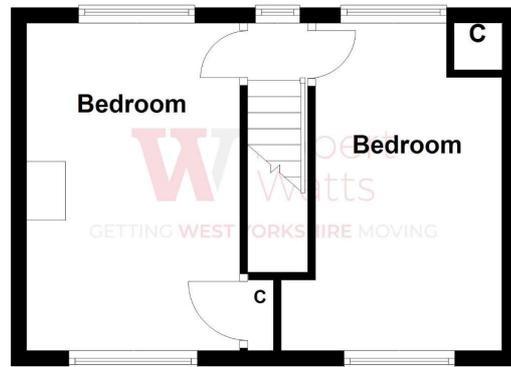
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



46 Fenby Avenue

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		