



## **30 St. Margarets Avenue, Holmewood, Bradford, West Yorkshire, BD4 9AG**

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £110,000 + RESERVATION FEE.

Semi Detached property that is situated on the edge of the estate and within walking distance to the local primary school. provides 3 Bedrooms with gardens, garage and parking. Is in need of some updating, but this is reflected in the price and method of sale.

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

**Guide Price £110,000**

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# 30 St. Margarets Avenue, Holmewood, Bradford, West Yorkshire, BD4

## HALLWAY

### LOUNGE 11'10" x 10' (3.6m x 3.05m)

Sliding doors to dining room

### KITCHEN 6' x 5' (1.83m x 1.52m)

Equipped kitchen with oven, hob and sink

### DINING ROOM 11'10" x 10' (3.6m x 3.05m)

Includes base and wall units

## FIRST FLOOR

### BEDROOM 1 11x 10'11" (11x 3.33m)

### BEDROOM 2 11' x 10' (3.35m x 3.05m)

### BEDROOM 3 7' x 6' (2.13m x 1.83m)

### BATHROOM 6' x 5' (1.83m x 1.52m)

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

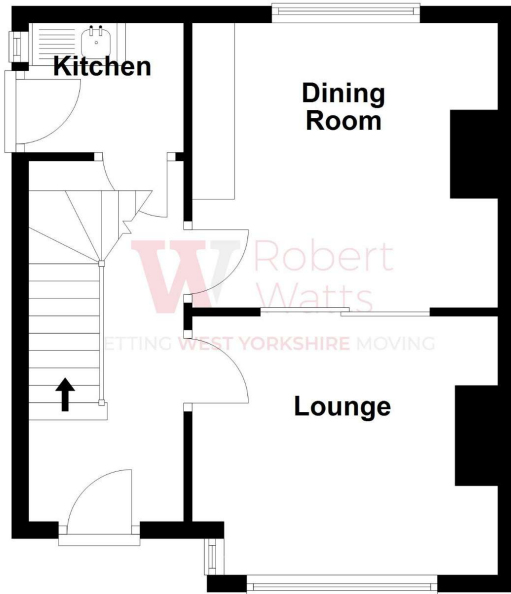
**OUTSIDE** Gardens along with driveway and garage.

**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.

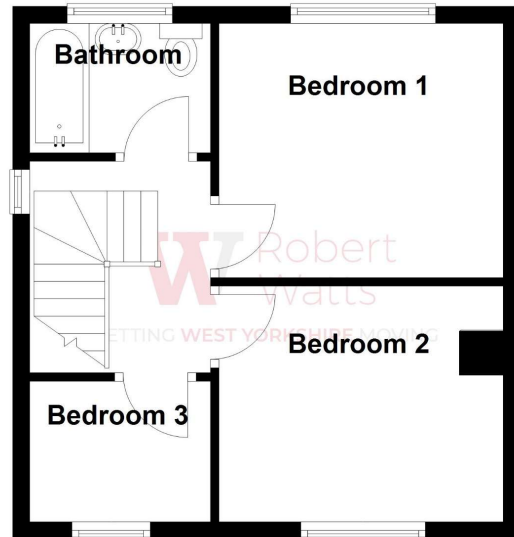
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



**30 St Margarets Avenue**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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