



16 Shirley Avenue, Wyke, Bradford, BD12 8RT

For Sale by Modern Auction - Subject to Guide Price & Reservation fee - Guide Price £85,000.

TWO BEDROOM semi detached located on this small cul-de-sac in this ever popular area which is ideal for FTB's and YOUNG FAMILIES. Handily situated for the local amenities and schools, it requires some cosmetic improvement but is priced realistically to sell and is offered with NO CHAIN. Comprises hall, lounge, breakfast kitchen, two good sized bedrooms and bathroom with a lawned garden to the front and rear. Benefits from GCH and uPVC DG.

Guide Price £80,000

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ENTRANCE HALL

LIVING ROOM 13'1" x 12'10" max (4m x 3.9m max)

Fireplace with gas fire and storage cupboard.

KITCHEN DINER 15'1" x 7'7" max (4.6m x 2.3m max)

Base units, worktop, sink, gas cooker point and plumbing for automatic washing machine, wall mounted boiler.

Side entrance with storage.

FIRST FLOOR LANDING

BEDROOM ONE 15'1" (4.6) x 9'10" (3) plus alcove

BEDROOM TWO 10'10" x 9'6" max (3.3m x 2.9m max)

Far reaching views to rear.

BATHROOM Three piece suite with bath, WC, sink and storage cupboard.

EXTERNAL Sitting on a plot with good sized lawned garden to front and rear. There is also potential to create off street parking to the front, subject to planning permission.

MODERN METHOD OF AUCTION 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.
• Further information can be obtained from I Am Sold on 0191 300 2334.

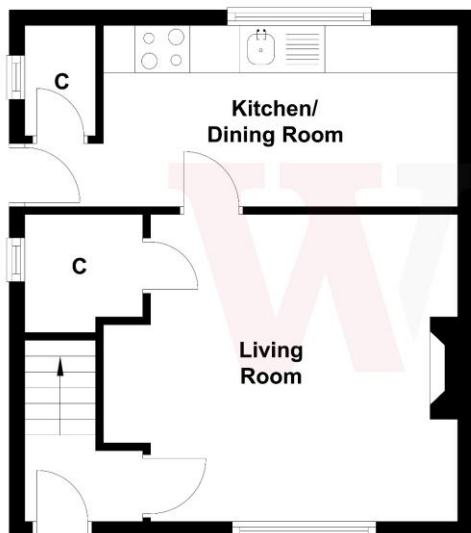
OTHER INFORMATION Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC.

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.

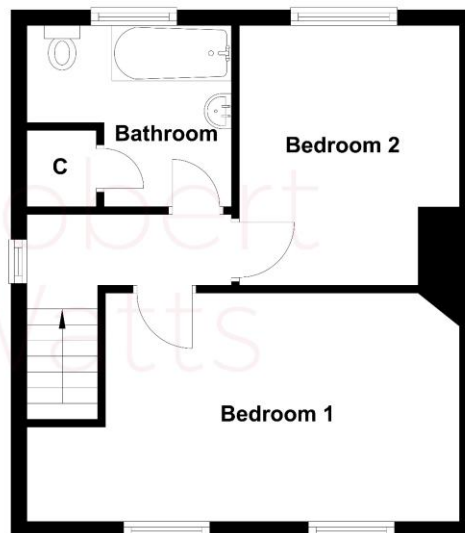
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		