



## 11 Caistor Garth, Rowantree Drive, Thorpe Edge, Bradford, BD10 8ER

For sale by Modern Method of Auction Starting Bid Price £25,000 plus Reservation Fee.

NO CHAIN – PURPOSE BUILT FLAT WITH ALLOCATED PARKING. In need of some updating... Less than 2 miles (and 10 mins) to Apperley Bridge Train Station and handy for many amenities in and around Eccleshill, Five Lane Ends and Greengates. Contact Robert Watts to arrange YOUR viewing.

**Starting Bid £25,000**

**T** 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk  
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**AUCTION TERMS** 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.

**ENTRANCE:** Secure intercom entry system, communal stairs lead up.

**LOUNGE: 12'9" x 9'8" (3.89m x 2.95m)**

Open access to kitchen.

**KITCHEN: 7'6" x 6'9" (2.29m x 2.06m)**

Fitted kitchen including range of base units, work-tops, stainless steel sink unit with splash back tiled wall. Plumbed for auto washer.

**INNER HALLWAY:** Useful store closet.

**BEDROOM 1: 10'6" x 9'9" (3.2m x 2.97m)**

With two windows.

**BATHROOM/WC:** 3 piece white suite with splash back tiled wall.

**GARDENS:** Communal gardens.

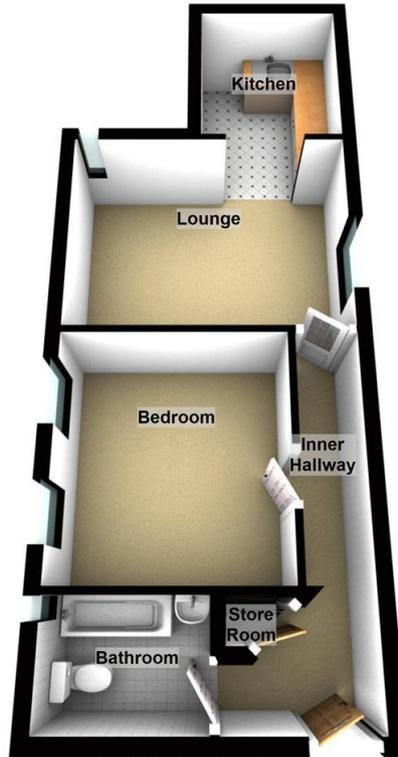
**PARKING:** Allocated parking.

**LEASEHOLD DETAILS:** N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent of £106.41 per month are payable. Please contact the office for any further details.

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



Please note this is a guide only and should not be relied upon for accurate measurements.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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