



34 Cavendish Court, Park Road, Eccleshill, Bradford, BD10 8AW

For sale by Modern Method of Auction Starting Bid Price £36,000 plus Reservation Fee.

PURPOSE BUILT FIRST FLOOR FLAT currently providing ONE BEDROOM manageable accommodation. We feel this well presented example will appeal to a variety of buyers, including FTB, Downsize or Buy to Let. Forming part of this ever popular locality, offering access to local amenities and handy for the train station at Apperley Bridge. Contact Robert Watts to arrange YOUR viewing today.

Starting Bid £36,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

34 Cavendish Court, Park Road, Eccleshill, Bradford, BD10 8AW

LEASEHOLD DISCLAIMER We understand from the sellers that the Service charge is £110 per month approx. 999 year lease from start date. We advise that this is verified by the buyers' solicitors prior to exchange of contracts.

SECURE INTERCOM ENTRY SYSTEM

INNER HALL Useful walk in store closet

LOUNGE 17'3" x 10'4" (5.26m x 3.15m)

KITCHEN 10'3" x 8'6" (3.12m x 2.6m)

Fitted kitchen including a range of wall and base units, worktops with stainless steel sink unit. Plumbed for automatic washer. Useful store closet. Splash back tiled walls. Partially open to lounge

BEDROOM ONE 11'4" x 9'8" (3.45m x 2.95m)

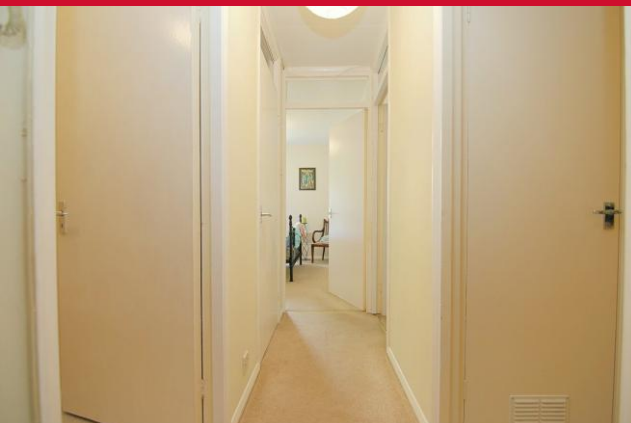
BATHROOM 6'9" x 6'7" (2.06m x 2m)

Three piece white suite comprising of fitted over bath shower, sink and w.c

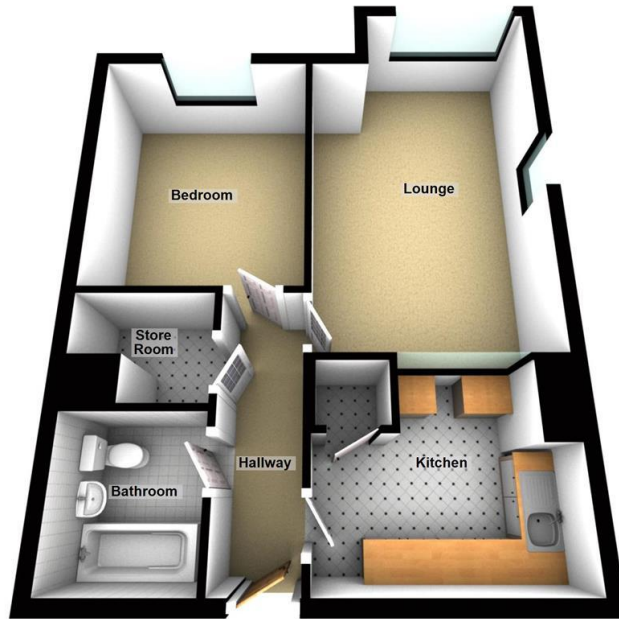
DIRECTIONS From our Highfield Road office to the roundabout and take second exit onto Norman Lane, continue along this road for some distance and turn left down Park Road, then turn right into Cavendish Road.

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.

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.






Accommodation




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		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

 01274 614804
  highfield@robertwatts.co.uk
 robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

 RWEstateAgents
  @robertwatts_

 arla |  propertymark
  naea |  propertymark