



9 Mount Avenue, Eccleshill, Bradford, BD2 2JB

For sale by Modern Method of Auction Starting Bid Price £95,000, plus Reservation Fee.

ATTENTION LANDLORDS - TO BE SOLD WITH TENANT IN-SITU - Stable tenancy for six years, currently achieving £500 PCM - STONE BUILT TERRACE - Currently providing TWO / THREE BEDROOM accommodation. This larger style has TWO RECEPTION ROOMS of likely appeal to a variety of buyers. Forming part of this ever popular locality, within walking distance of Eccleshill Village amenities. Around 2 miles (approx 10mins) to Apperley Bridge Train Station, and well placed for local schools. Contact Robert Watts to arrange YOUR viewing today.

Starting Bid £95,000

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COUNCIL TAX Band A

AUCTION TERMS This property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. You may be recommended services by the Agent/IAM-Sold. Recommended services are optional and the Agent or IAM-Sold will receive payment from the provider where recommended services are taken. As such you should consider your options before accepting recommended services.

DIRECT ACCESS TO

LIVING ROOM 12'1" x 10'2" (3.68m x 3.1m)

KITCHEN (FORMER DINING ROOM) 12'1" x 11'8" (3.68m x 3.56m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - useful understairs store

FORMER KITCHEN 13' x 5'7" (3.96m x 1.7m)

Base unit and sink

LANDING

BEDROOM 1 12'1" x 10'3" (3.68m x 3.12m)

Useful store closet

BEDROOM 2 7'1" x 6'6" (2.16m x 1.98m)

ATTIC 12'1" x 11'7" (3.68m x 3.53m)

Velux window

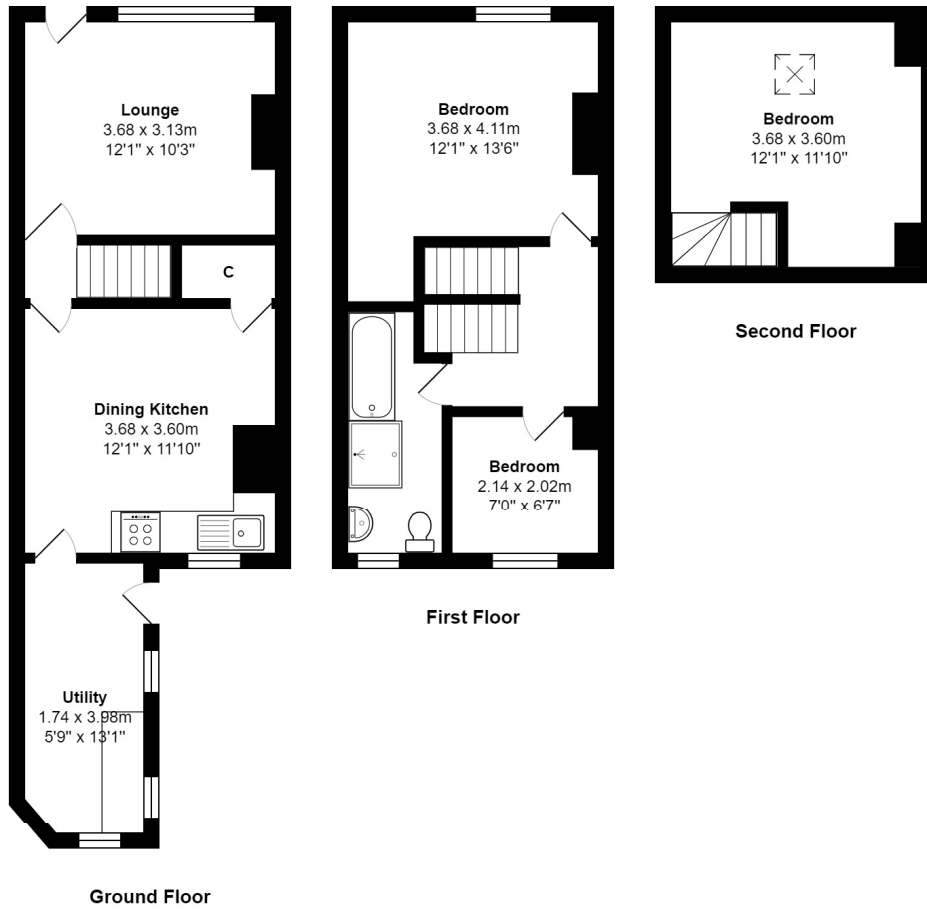
BUILDING REGS N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

BATHROOM Four piece suite, part tiled walls

OUTSIDE Pleasant garden to rear

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.





Total Area: 77.9 m² ... 838 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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