



9a Crag Road, Shipley, BD18 2JR

For sale by Modern Method of Auction Starting Bid Price £55,000, plus Reservation Fee.

NO CHAIN – *CASH BUYERS ONLY***** Generously proportioned - **THREE BEDROOMS** – Maisonette style flat with accommodation arranged over two floors. Convenient location with access to Shipley town centre, including the train station, Wrose and Thackley. Of likely appeal to a variety of buyers and offers buy to let potential after some alterations to improve the current EPC rating. Contact Robert Watts to arrange your viewing today.

Starting Bid £55,000

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COUNCIL TAX Bradford

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.

LEASEHOLD INFORMATION Our research shows a 125 year lease was granted 1/7/1983. Our client has advised the current ground/service charges are £99.15 six monthly. This information should be verified by your Solicitor.

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 may be payable.

CONSTRUCTION We believe this property is non-standard construction, please contact us for further details as this may affect your ability to obtain a mortgage on this property.

EXTERNAL STAIRS LEAD UP TO

ENTRANCE HALL Tiled floor, useful store closet

LIVING ROOM 17'7" x 13'3" (5.36m x 4.04m)
Tiled floor

KITCHEN 16'7" x 10'5" (5.05m x 3.18m)
Selection of wall and base units, work tops, sink unit, built in oven, separate hob and extractor

LANDING Useful store closet

BEDROOM 1 13'5" x 9'1" (4.1m x 2.77m)
Double store closet

BEDROOM 2 11'9" x 9'7" (3.58m x 2.92m)

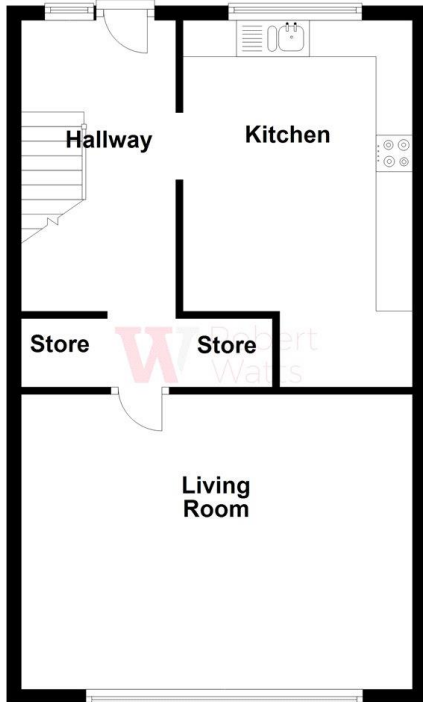
BEDROOM 3 11'9" x 7'5" (3.58m x 2.26m)

BATHROOM Bath with shower over and wash basin - separate WC

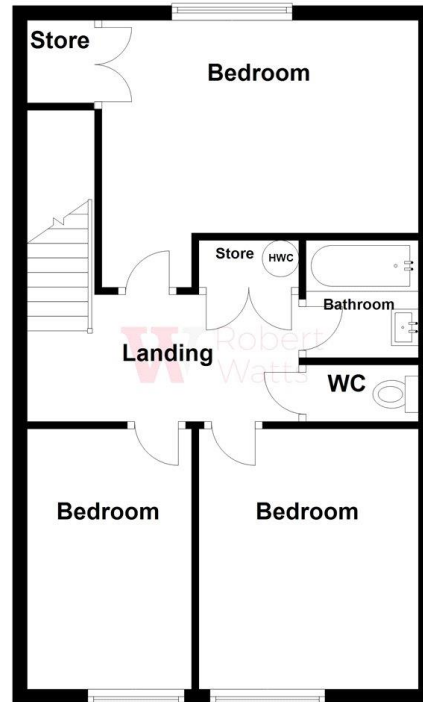
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



First Floor



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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E	31	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	