



67 Leaffield Avenue, Eccleshill, Bradford, BD2 3RU

For sale by Modern Method of Auction Starting Bid Price £150,000 plus Reservation Fee.

Popular style of semi detached currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Whilst some improvements have been carried out in recent years there is still plenty of room for new owners to finish and make their own mark. Forming part of this keenly sought after part of BD2. The drive, garage and good size rear garden further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Starting Bid £150,000

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

67 Leafield Avenue, Eccleshill, Bradford, BD2 3RU

AUCTIONEER COMMENTS 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.

COUNCIL TAX Bradford

Band B

TENURE To be confirmed - as this property is currently unregistered we are unable to confirm the tenure

ENTRANCE HALL Useful understairs store

LIVING ROOM 11'5" max x 11'1" (3.48m max x 3.38m)

DINING ROOM 16'9" max x 11'1" (5.1m max x 3.38m)

KITCHEN 10'3" x 5'6" (3.12m x 1.68m)

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

LANDING Access to loft space

BEDROOM 1 12'4" (3.76) max x 9'4" (2.84) plus robes

Built in wardrobes

BEDROOM 2 9'9" (2.97) x 9'8" (2.95) plus robes

Built in wardrobes

BEDROOM 3 8'5" x 5'7" (2.57m x 1.7m)

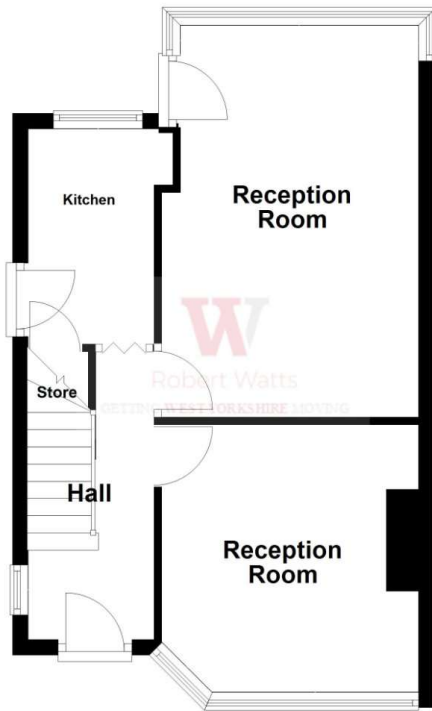
BATHROOM Three piece suite

OUTSIDE Drive to garage, good size rear garden, garden to front

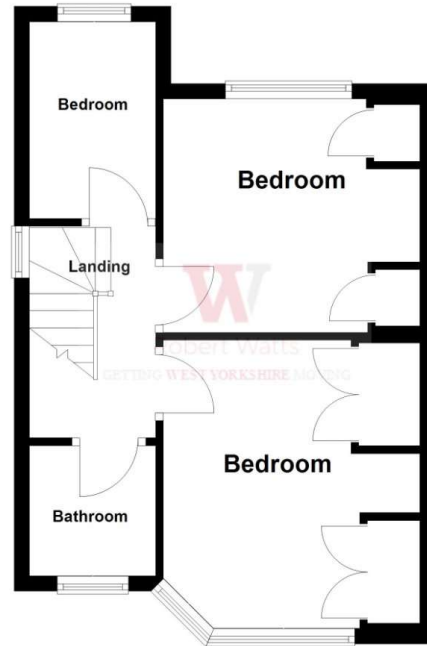
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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	

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark