



51 Institute Road, Bradford, West Yorkshire, BD2 2HU

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

STONE BUILT INNER TERRACE - Currently providing TWO BEDROOM (one being dormer) accommodation, 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

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

51 Institute Road, Bradford, West Yorkshire, BD2 2HU

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.

COUNCIL TAX Bradford

Band A

TENURE Freehold

DIRECT ACCESS TO

LIVING ROOM 12'2" x 12'1" (3.7m x 3.68m)

KITCHEN 12'2" x 7'8" (3.7m x 2.34m)

Selection of wall and base units, worktops, breakfast bar unit, built in hob with extractor and oven, sink unit

REAR PORCH Plumbed for washing machine

BEDROOM 1 12'2" (3.7) max x 10'4" (3.15) plus robes

Fitted wardrobes

DORMER BEDROOM 2 14'6" x 12'5" (4.42m x 3.78m)

PLANNING PERMISSON We advise all interested parties to clarify with their Solicitor if any necessary planning permissions and building regulations were required, sought and obtained for any and all alterations.

BATHROOM Four piece suite comprising corner bath, shower cubicle, wash basin and WC

OUTSIDE Block paved enclosed yard garden to rear, small 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.

 01274 614804  highfield@robertwatts.co.uk  robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

 [RWEstateAgents](https://www.facebook.com/RWEstateAgents)  [@robertwatts_](https://twitter.com/robertwatts_)

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