



High View House, 1 Station Road, Esholt, Shipley, BD17 7QT

For sale by Modern Method of Auction Starting Bid Price £320,000 plus Reservation Fee.

A rare opportunity to purchase a stone built Grade two listed two bedroom detached set within ample mature gardens .The property is in need of significant refurbishment and repair and will appeal to a variety of potential purchasers. A detailed internal viewing is essential to appreciate the potential here. Forming part of the beautiful village of Esholt . The village is close to open countryside and walks, yet within easy access of Guiseley, Baildon and Shipley. Contact Robert Watts to arrange your viewing today.

Starting Bid £320,000

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

High View House, 1 Station Road, Esholt, Shipley, BD17 7QT

COUNCIL TAX Bradford

Band E

TENURE To be confirmed - our research shows the property is part of a title belonging to more than one property

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.

ENTRANCE HALL

LIVING ROOM 14'9" x 10'9" (4.5m x 3.28m)

DINING ROOM 14'7" x 10'2" (4.45m x 3.1m)

KITCHEN 7'7" x 7'7" (2.3m x 2.3m)

UTILITY ROOM 8'3" x 6'6" (2.51m x 1.98m)

LANDING

BEDROOM 1 15'3" (4.65) x 11'1" (3.38) max excluding robes

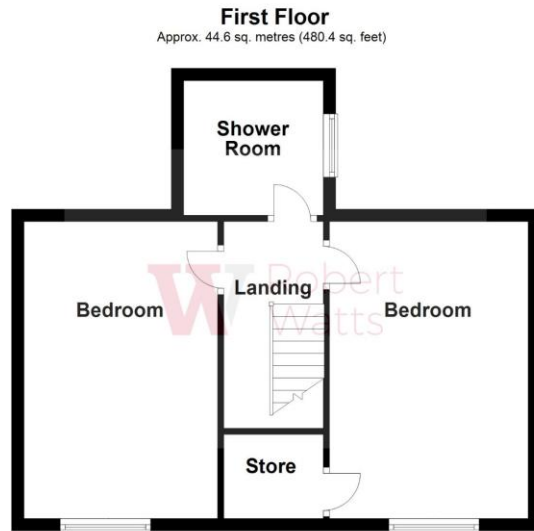
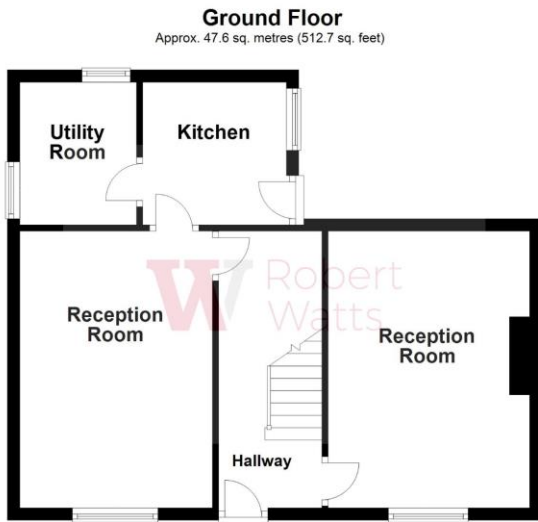
BEDROOM 2 15'1" x 10'1" (4.6m x 3.07m)

SHOWER ROOM Shower cubicle, WC, wash basin and bidet

OUTSIDE Exact boundaries are to be confirmed

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.





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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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