



44a Charnwood Road, Bradford, West Yorkshire, BD2 3EE

For sale by Modern Method of Auction Starting Bid Price £135,000 plus Reservation Fee.

NO CHAIN – Renovated semi-detached TRUE BUNGALOW. Rest assured our vendors have carried out a comprehensive refurbishment here so YOU don't have to! This fine two bedroom example boasts NEW KITCHEN & SHOWER ROOM , NEW ELECTRICS and PLUMBING / HEATING , NEW WINDOWS and DOORS , NEW REDNER. The drive, garage and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Starting Bid £135,000

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

44a Charnwood Road, Bradford, West Yorkshire, BD2 3EE

COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 15'4" x 10'6" (4.67m x 3.2m)

KITCHEN 9'1" x 8'1" (2.77m x 2.46m)

Selection of modern and wall and base units, worktops, sink unit, built in oven, hob and extractor

BEDROOM 1 12'1" x 10' (3.68m x 3.05m)

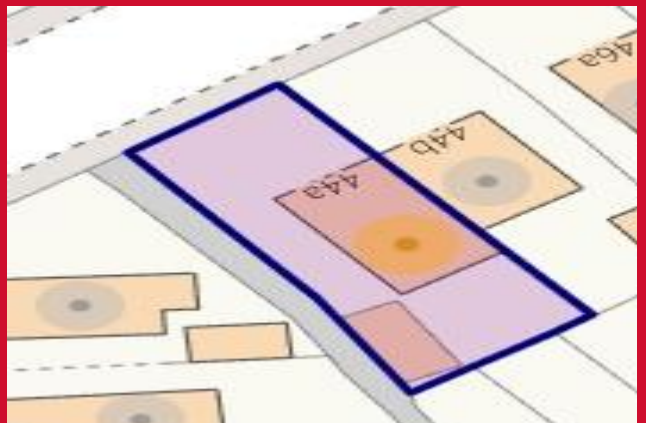
BEDROOM 2 8'1" x 7'7" (2.46m x 2.3m)

SHOWER ROOM Shower cubicle , wash basin , WC

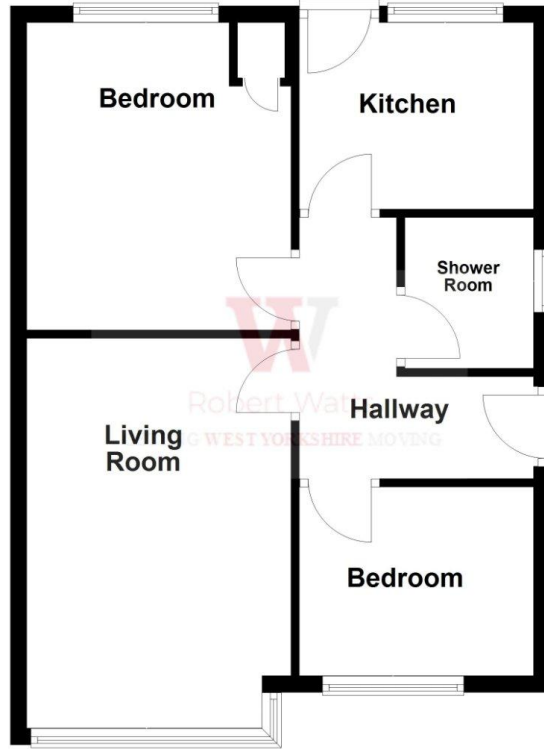
OUTSIDE Drive to garage, gardens front and rear

AUCTION TERMS 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.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		