



## 9 Vernon Place, Undercliffe, Bradford, BD2 4QN

For sale by Modern Method of Auction Starting Bid Price £100,000 plus Reservation Fee.

Inner through terrace in need of some updating. Of likely appeal to a variety of buyers including BTL. Once improvements are completed we feel this FOUR BEDROOM example will have a rent potential of circa £800 PCM. Within walking distance of local amenities and offering access to the city centre and the ring road. Contact Robert Watts to arrange YOUR VIEWING today.

**Starting Bid £100,000**

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# 9 Vernon Place, Undercliffe, Bradford, BD2 4QN

## **COUNCIL TAX Bradford**

Band A

## **TENURE Freehold**

**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.

## **ENTRANCE PORCH 12'5" x 11'8" (3.78m x 3.56m)**

## **KITCHEN 13'4" x 12'5" (4.06m x 3.78m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - access to cellar

**CELLAR** Two useful rooms

**REAR PORCH** Providing access to rear yard garden

## **LANDING**

## **BEDROOM1 12'5" x 11'9" (3.78m x 3.58m)**

Store closet

## **BEDROOM 2 13'5" x 6'6" (4.1m x 1.98m)**

**BATHROOM** Three piece suite

## **SECOND FLOOR**

## **ATTIC BEDROOM 3 11'2" x 10' (3.4m x 3.05m)**

## **ATTIC BEDROOM 4 11'3" x 6'4" (3.43m x 1.93m)**

**OUTSIDE** Fore yard, yard garden to rear

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	