



124 Livingstone Road, Bradford, West Yorkshire, BD2 1BN

For sale by Modern Method of Auction Starting Bid Price £60,000 plus Reservation Fee.

CASH BUYERS ONLY - unusual end terrace in need of work and improvements to make habitable. Two double bedrooms, accommodation arranged over three floors. Mature gardens. Contact Robert Watts to arrange YOUR VIEWING today.

Starting Bid £60,000

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

f RWEstateAgents **t** @robertwatts_

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COUNCIL TAX Bradford

Band A

TENURE Freehold

CASH BUYERS ONLY Whilst we have not conducted a formal survey our vendor has made us aware of some issues affecting the property, these include but are not limited to: damp and roof

MEASUREMENTS Please note all measurements shown are approximate due to the irregular shape of most rooms

PORCH LEADS TO KITCHEN

KITCHEN 18'6" x 9'3" (5.64m x 2.82m)

LIVING ROOM 15'4" x 10'8" (4.67m x 3.25m)

FIRST FLOOR

LANDING WC off

BEDROOM 1 16' x 11'6" (4.88m x 3.5m)

BEDROOM 2 12'8" x 10'2" (3.86m x 3.1m)

SECOND FLOOR

ATTIC BATHROOM Access to eaves store

OUTSIDE Mature elevated gardens, garage for storage (no vehicle access)

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.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		