



## 24 Westgate, Eccleshill, Bradford, BD2 2DH

For sale by Modern Method of Auction Starting Bid Price £45,000 plus Reservation Fee.

Rear back to back terrace currently providing one bedroom accommodation. In need of updating, we feel, once works are completed this will offer an and compact yet manageable home for a variety of people. Contact Robert Watts to arrange YOUR VIEWING today.

**Starting Bid £45,000**

**T** 01274 614804 **E** [highfield@robertwatts.co.uk](mailto:highfield@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

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**SOLD AS SEEN** Please note the property is sold as seen, therefore there may be some chattels remaining upon completion.

**COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

**DIRECT ACCESS TO LIVING ROOM**

**OPEN PLAN LIVING ROOM/KITCHEN 13'8" x 12' (4.17m x 3.66m)**

Access to cellar

**KITCHEN AREA** Selection of wall and base units, work tops, sink unit

**BEDROOM ONE 12'2" (3.7) plus chimney breast x 12'2" (3.7) max**

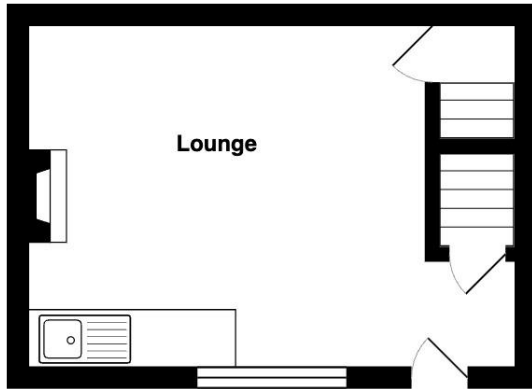
**SHOWER ROOM** Shower cubicle, wash basin and w.c

**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.

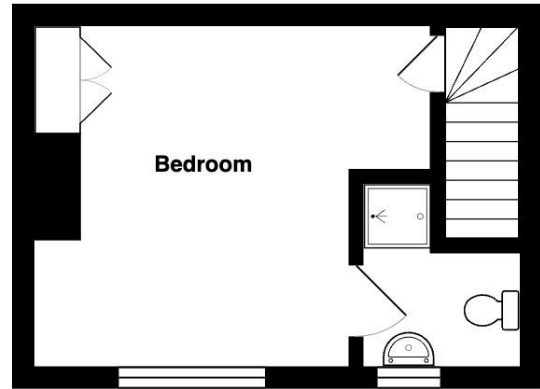
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.







**Ground Floor**



**First Floor**

Total Area: 37.9 m<sup>2</sup> ... 408 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

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