



18 Peterborough Road, Undercliffe, Bradford, BD2 3AR

For sale by Modern Method of Auction Starting Bid Price £75,000 plus Reservation Fee. Auction End Date 31st October at 12pm

Walking distance of Wellington Primary! Back to back terrace – TWO DOUBLE BEDROOMS (one being large attic) This conveniently located example will appeal to a variety of buyers especially those looking to make their own mark. Handy for many local amenities and being around 2 miles (approx. 10mins) to Apperley Bridge Train Station. Contact Robert Watts to arrange YOUR viewing today.

Starting Bid £75,000

 01274 614804  highfield@robertwatts.co.uk  robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

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COUNCIL TAX Bradford

Band A

TENURE Freehold

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.

DIRECT ACCESS TO

LIVING ROOM 17'4" x 12'8" (5.28m x 3.86m)

KITCHEN 12'9" x 5'8" (3.89m x 1.73m)

Selection of wall and base units. work tops, sink unit - built in oven and hob - access to cellar

CELLAR Useful store cellar

LANDING

BEDROOM 1 17'4" x 11'5" (5.28m x 3.48m)

BATHROOM 11'1" x 7'3" (3.38m x 2.2m)

Good size bathroom comprising three piece suite - useful store closet

ATTIC 19'2" x 12'9" (5.84m x 3.89m)

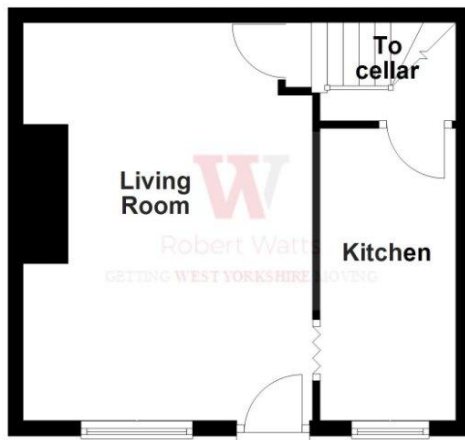
Velux window

OUTSIDE Yard garden

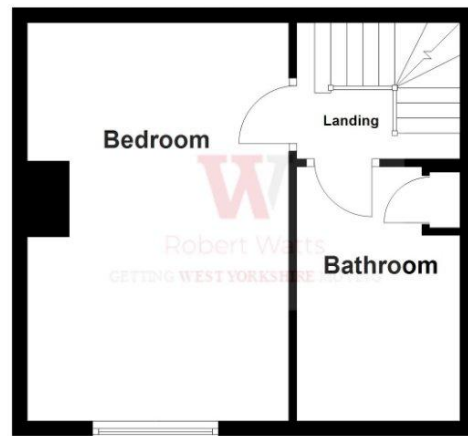
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



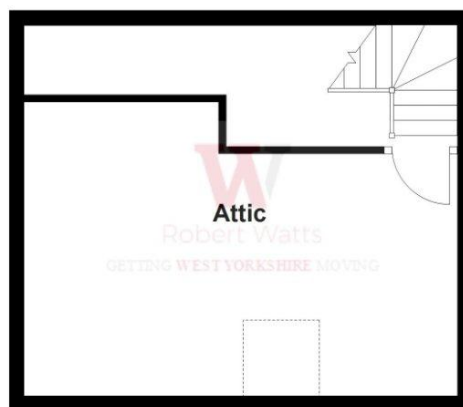
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		