



## **72 Orchard Grove, Bradford, West Yorkshire, BD10 9BT**

For sale by Modern Method of Auction Starting Bid Price £130,000 plus Reservation Fee.

Former local authority semi-detached in need of updating and some improvements. Within walking distance of Parkland Primary school and handy for multiple local amenities and access to the train station at Apperley Bridge. This well proportioned THREE BEDROOM example will appeal to a variety of buyers and must be viewed to appreciate the potential. Contact Robert Watts to arrange YOUR viewing today.

**Starting Bid £130,000**

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# 72 Orchard Grove, Bradford, West Yorkshire, BD10 9BT

## **COUNCIL TAX Bradford**

Band A

## **TENURE Freehold**

**CONSTRUCTION** Please be aware this property is classed as non-standard construction and may require a specialist lender - please discuss with your mortgage broker or contact us for further details.

**POSSESSIONS / CHATTELS** Please be aware a number of possessions / chattels may remain in the property after completion - please check with our office for further clarification of this

**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.

## **ENTRANCE HALL**

**LIVING ROOM 13'2" x 12'6" (4.01m x 3.8m)**

**KITCHEN 12'7" x 10'1" (3.84m x 3.07m)**

Selection of wall and base units, work tops, sink unit, plumbed for dishwasher

**LEAN-TO WORKSHOP 15'9" x 13'2" (4.8m x 4.01m)**

Plumbed for washing machine

**REAR HALL** Guest WC

**LANDING** Access to loft space

**BEDROOM 1 11'4" x 10'3" (3.45m x 3.12m)**

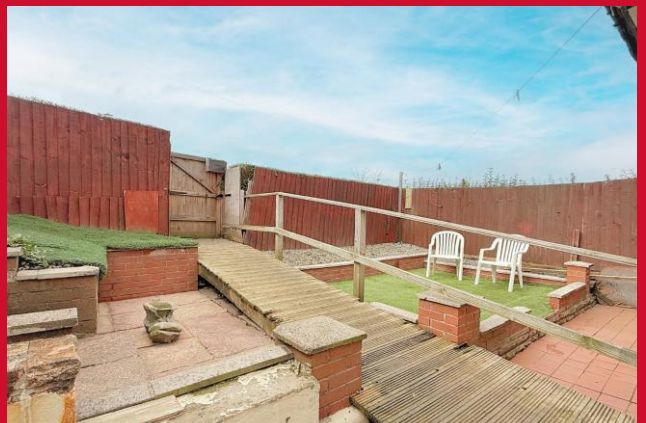
**BEDROOM 2 11'2" x 9'9" (3.4m x 2.97m)**

**BEDROOM 3 8'5" x 8'3" (2.57m x 2.51m)**

**WETROOM** Shower area , separate WC

**OUTSIDE** Off road parking, store shed, garden to front, 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.





Total Area: 103.8 m<sup>2</sup> ... 1118 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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