



24 West View Avenue, Wrose, Shipley, BD18 1NG

For sale by Modern Method of Auction Starting Bid Price £120,000 plus Reservation Fee.

CASH BUYERS ONLY - Semi-detached bungalow in need of total renovation and with obvious structural issues. Currently providing three bedroom accommodation which is further enhanced by: long drive, under house garage, mature gardens. Contact Robert Watts to arrange YOUR VIEWING today.

Starting Bid £120,000

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CASH BUYERS ONLY Whilst we have not conducted or seen sight of any formal survey, there are obvious structural issues, therefore we do not feel a mortgage company would lend.

COUNCIL TAX Bradford

Band C

TENURE We can't confirm the tenure as this property is unregistered

ENTRANCE PORCH

LOUNGE 17'8" x 12'2" (5.38m x 3.7m)

INNER HALL Store closet

KITCHEN 7'7" x 8'9" (2.3m x 2.67m)

Selection of wall and base units, worktops and sink unit

BEDROOM ONE 14'2" x 8'8" (4.32m x 2.64m)

Built in wardrobes

BEDROOM TWO 11'2" x 8'8" (3.4m x 2.64m)

BEDROOM THREE 7'8" x 7'7" (2.34m x 2.3m)

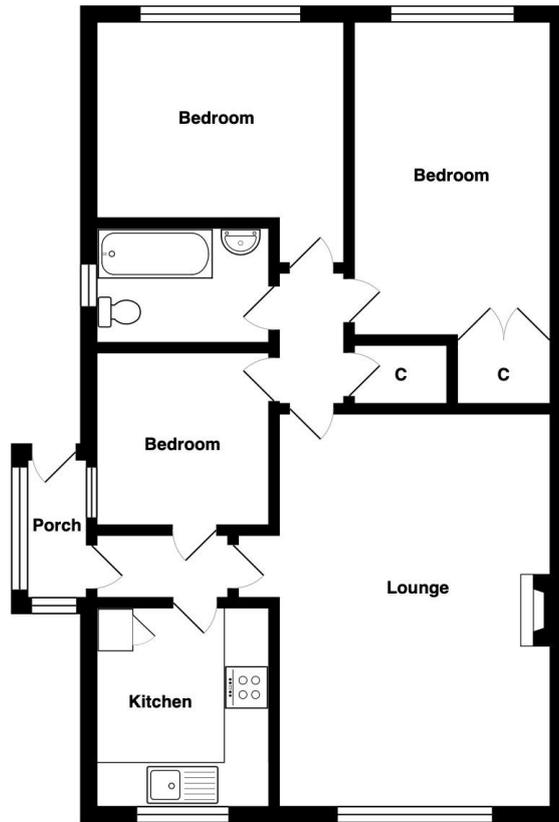
BATHROOM Three piece coloured suite

OUTSIDE Drive to under house garage and mature gardens

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.

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

Total Area: 70.1 m² ... 755 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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