



17 Low Ash Drive, Wrose, Shipley, BD18 1JH

For sale by Modern Method of Auction Starting Bid Price £145,000 plus Reservation Fee.

NO CHAIN – Popular style of SEMI-DETACHED in need of updating throughout. Currently providing THREE BEDROOM accommodation which we feel is likely to appeal to a variety of buyers including first time and BTL landlords. Forming part of this ever popular part of Wrose, handy for village amenities including a local primary school, shops and well located for travel to both SHIPLEY and BRADFORD. Contact Robert Watts to arrange YOUR VIEWING today.

Starting Bid £145,000

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 B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 19' x 11'7" (5.8m x 3.53m)

KITCHEN 11'5" x 7'5" (3.48m x 2.26m)

Selection of wall and base units, work tops, sink unit, built in double oven, separate hob and extractor - useful understairs store

SIDE PORCH

LANDING Access to loft space

BEDROOM 1 10'1" (3.07) x 8'6" (2.6) plus robes

Built in wardrobes

BEDROOM 2 11'7" x 8'7" (3.53m x 2.62m)

BEDROOM 3 9'1" max x TBC (2.77m max x TBC)

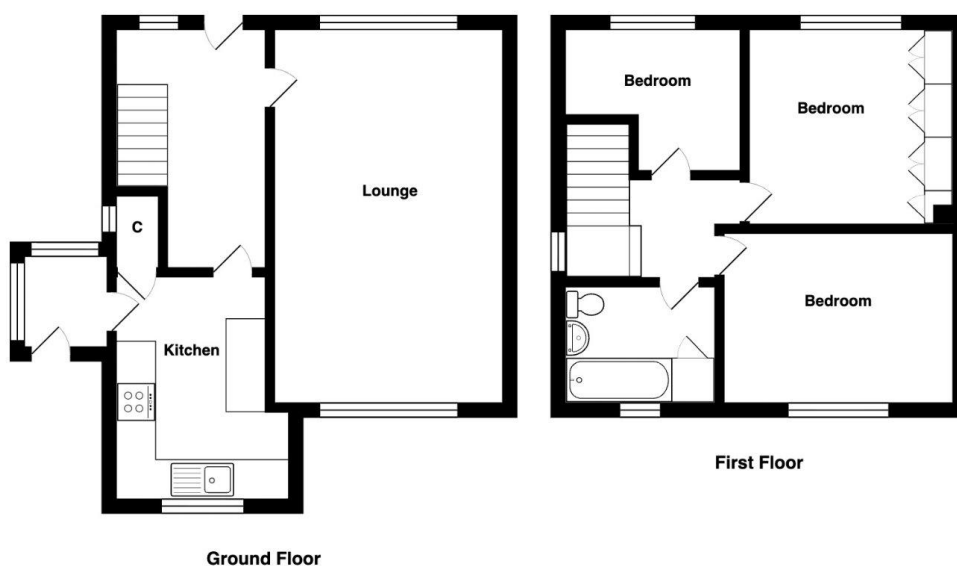
BATHROOM Three piece suite, over bath shower

OUTSIDE Mature gardens front and rear

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.





Total Area: 76.2 m² ... 820 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	81 B
39-54	E		
21-38	F		
1-20	G		

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