Robert Watts

GETTING WEST YORKSHIRE MOVING



49 Kings Road, Bradford, West Yorkshire, BD2 1DY

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

NO CHAIN – Semi-detached currently providing THREE BEDROOM accommodation which is further enhanced by a multi-purpose lower ground floor area incorporating a utility room and workshop / store. The 17ft kitchen diner further adds to the appeal here as does the easy access to both the ring road and the City Centre. Contact Robert Watts to arrange YOUR viewing today.

Starting Bid £130,000

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

ENTRANCE HALL

LIVING ROOM 13'7" (4.14) max x 12'8" (3.86) max

KITCHEN DINER 17'3" x 10' (5.26m x 3.05m)
Selection of wall and base units, work tops, sink unit, built in oven and microwave - access to cellar

LOWER GROUND FLOOR

CELLAR Useful store/workshop with power and light - rear

UTILITY ROOM Housing boiler, plumbed for washing machine, access to rear garden

FIRST FLOOR

LANDING Access to loft space

BEDROOM 1 11'2" (3.4) plus robes x 11'8" (3.56)
Built in wardrobes

BEDROOM 2 11'6" x 7'3" (3.5m x 2.2m)

BEDROOM 3 8'3" (2.51) x 5'5" (1.65) plus recess

S**HOWER ROOM** Shower area, wash basin and WC

OUTSIDE Pleasant 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.

TENURE To be advised - this property is unregistered, we have not seen sight of the deeds therefore we are unable to confirm the tenure

COUNCIL TAX Bradford
Band B

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.













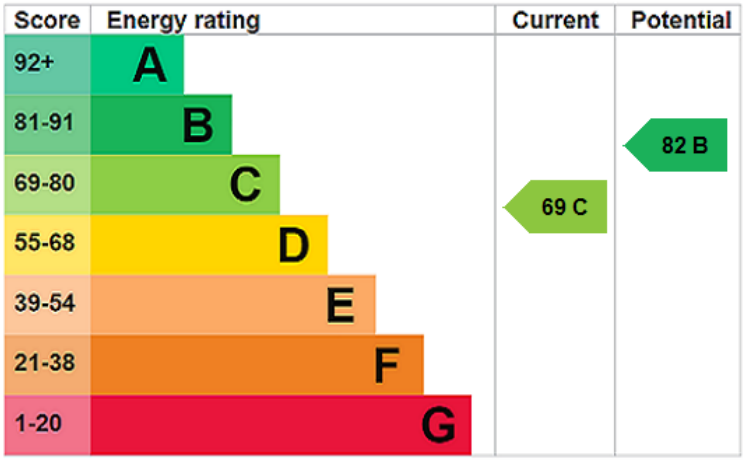






Total Area: 107.6 m² ... 1158 ft²

All measurements are approximate and for display purposes only



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