



35 Downside Crescent, Allerton, Bradford, BD15 7LH

For sale by Modern Method of Auction; Starting Bid Price £85,000 plus Reservation Fee.

NO CHAIN. Ex local authority inner town house currently providing FOUR BEDROOM (as built), TWO RECEPTION ROOM 'family sized' accommodation. Forming part of this ever popular locality which offers access to local amenities including schools, shops and restaurants. A DETAILED INSPECTION is ESSENTIAL to fully appreciate and we urge early arrangement of YOUR VIEWING to avoid disappointment. Benefits include GCH, uPVC DG, GARDENS front & rear.

This Property is for sale by West Yorkshire Property Auction powered by iam-sold Ltd.

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ENTRANCE HALLWAY

uPVC Door

LOUNGE 15'5" (4.7) x 10'10" (3.3) (plus recess)

Feature fire surround with fitted gas fire

DINING ROOM 9'10" x 9'3" (3m x 2.82m)

Ground floor W.C off. Useful walk in store closet and open archway to kitchen

KITCHEN 9'10" (3.00) x 8'10" (2.69) (plus recess)

Fitted kitchen incorporating a range of wall and base units, worktops and stainless steel sink unit. Built in oven, hob and extractor. Splash back tiled walls

FIRST FLOOR LANDING

Useful store closet

BEDROOM ONE 12'4" x 11'9" (3.76m x 3.58m)

BEDROOM TWO 10'9" x 9'9" (3.28m x 2.97m)

BEDROOM THREE 11'5" x 9'7" (3.48m x 2.92m)

BEDROOM FOUR 12'1" (3.68) x 6'5" (1.96) (plus recess)

BATHROOM

Three piece 'shell' style white suite with shower over bath and screen

OUTSIDE

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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