



## **19 Mandale Road, Horton Bank Top, Bradford, BD6 3JS**

For sale by Modern Method of Auction Starting Bid Price £135,000 Plus Reservation Fee

Popular style of SEMI DETACHED with single story rear EXTENSION which provides a fantastic size DINING KITCHEN. Having THREE BEDROOMS, family bathroom and benefiting further from GCH, DG, driveway and pleasant gardens to front and rear. Situated in this highly sought after area of Horton Bank Top where properties are continuing to sell well Being well placed for local primary and secondary schools, public transport commute and further afield to the motorway network.

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

**Starting Bid £135,000**

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# 19 Mandale Road, Horton Bank Top, Bradford, BD6 3JS

## ENTRANCE PORCH

Leading to entrance hall with stripped polished wood floor

## ENTRANCE HALL

## LOUNGE 12' x 12' (3.66m x 3.66m)

Wall mounted gas fire, French doors and stripped polished wood floor

## DINING KITCHEN 14'3" x 16'4" (4.34m x 4.98m)

A lovely family dining kitchen with a selection of wall and base units. Worktops with 1 1/2 stainless steel sink unit. Plumbing for washer and dishwasher. Eye level double oven. Stripped polished wood floor. Pantry area off and patio doors leading to the rear garden

## FIRST FLOOR LANDING

Storage cupboard and pull down ladder leading to loft space

## BEDROOM ONE 12'10" (3.91) x 7'5" (2.26) plus wardrobe

Fitted wardrobe

## BEDROOM TWO 9'1" x 9'2" (2.77m x 2.8m)

Laminate flooring

## BEDROOM TWO 8'3" x 5'11" (2.51m x 1.8m)

## BATHROOM

With bath, vanity style sink and W.C. Fully tiled

## OUTSIDE

Garden to rear with patio doors leading to patio area and garden. Garden to front mainly gravelled and driveway with parking for several cars

## FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

**AUCTION TERMS** This property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold.

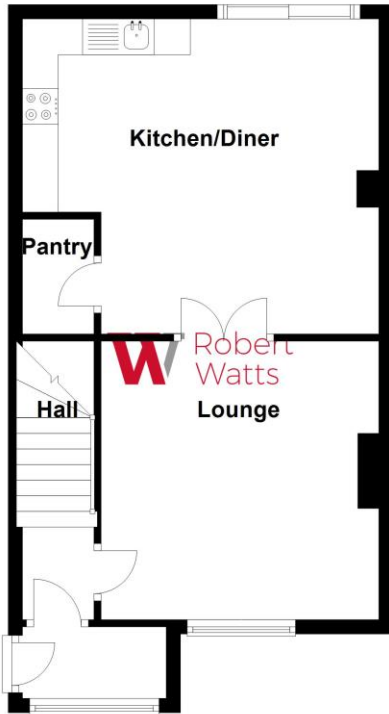
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. You may be recommended services by the Agent/IAM-Sold. Recommended services are optional and the Agent or IAM-Sold will receive payment from the provider where recommended services are taken. As such you should consider your options before accepting recommended services.

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.

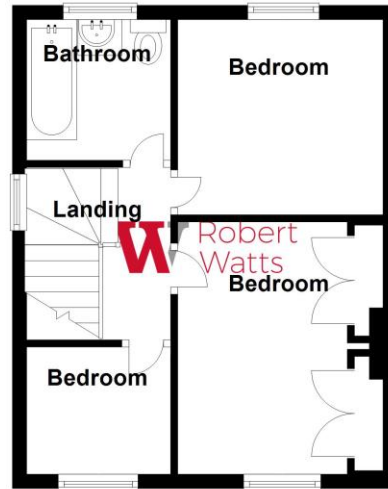




### Ground Floor



### First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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