



## 52 Hutton Road, Bradford, West Yorkshire, BD5 9DU

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

**\*\* IN NEED OF FULL MODERNISATION THROUGHOUT \*\* VIEWING IS STRONGLY ADVISED \*\* IDEAL OPPORTUNITY FOR EXTENSIONS AND CONVERSIONS \*\*** Viewing is strongly advised for this TWIN BAY END TERRACED BUNGALOW situated within this sort after location of BD5. Briefly comprising: Entrance hallway with loft access, TWO RECEPTION ROOMS, TWO BEDROOMS, bathroom, kitchen, gardens to front and rear with off road parking. In need of full modernisation throughout we feel this will make a lovely family home.

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

**Starting Bid £85,000**

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## ENTRANCE VESTIBULE

Leading through to the hallway

## ENTRANCE HALL

Loft access

## LOUNGE 12'10" x 11'9" (3.9m x 3.58m)

Large bay window and feature fireplace. Sliding doors opening through to the dining room

## DINING ROOM 11'9" x 12'10" (3.58m x 3.9m)

Good size room with store cupboard to alcove and feature fireplace

## KITCHEN 5'10" x 10'8" (1.78m x 3.25m)

Selection of wall and base units. Worktops with sink and drainer. Cooker point and plumbing for washer

## BEDROOM ONE 10'7" x 12'10" (3.23m x 3.9m)

## BEDROOM TWO 13' x 8'9" (3.96m x 2.67m)

Windows to side and rear elevation. This room has potential to be split to create two rooms

## BATHROOM

Three piece suite

## OUTSIDE

Gardens to the front and shared drive (pedestrian access rights). Leading to the rear which allows off road parking and yard

## FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

## MORTGAGES

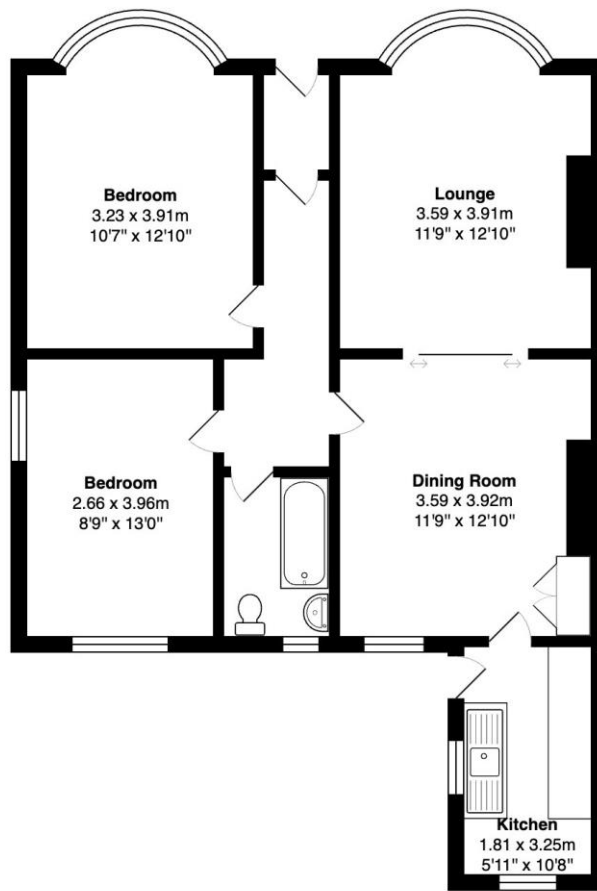
We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do not keep up to repayments on your mortgage.

**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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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**

Total Area: 73.1 m<sup>2</sup> ... 787 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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