



101 Meadway, Woodside, Bradford, BD6 2ST

For sale by Modern Method of Auction Starting Bid Price £90,000, plus Reservation Fee

**** ENVIABLE PLOT ** IN NEED OF FULL MODERNISATION ** IDEAL INVESTMENT WHICH WOULD MAKE A LOVELY FAMILY HOME **** Set back from the road is this popular style of SEMI DETACHED sat on an enviable plot with a vast amount of scope. Briefly comprising: Entrance Hallway, lounge and large dining kitchen. THREE BEDROOMS and adapted wetroom. Externally the driveway leads past the house to a dilapidated garage plus gardens to three sides. **BOOK YOUR VIEWING TODAY.**

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

Starting Bid £90,000

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ENTRANCE HALLWAY

Stairs leading to first floor and under stair store cupboard

LOUNGE 12'2" x 13'2" (3.7m x 4.01m)

DINING KITCHEN 17'1" x 10'4" (5.2m x 3.15m)

Good size space with fitted kitchen, plumbing for washer and freestanding cooker

FIRST FLOOR Landing area with loft access

BEDROOM ONE 12'4" x 8'4" (3.76m x 2.54m)

BEDROOM TWO 10'8" x 8'4" (3.25m x 2.54m)

Walk in store cupboard

BEDROOM THREE 10'8" x 6'1" (3.25m x 1.85m)

WET ROOM

Adapted for disabled use with sink and W.C

OUTSIDE

Sat on a corner plot position with vast amount of outside space. Driveway, garage and gardens

FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

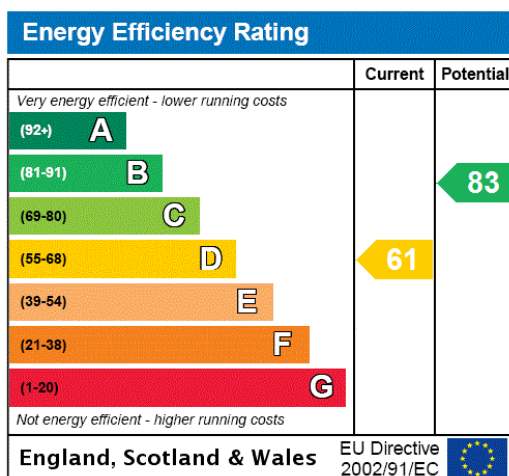
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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 4.50% 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.





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