



## **14 Laurel Bank, Wyke, Bradford, BD12 9AQ**

For sale by Modern Method of Auction Starting Bid Price £105,000, plus Reservation Fee

**\*\* THIS IS ALL ABOUT LOCATION! \*\*** Stone built end of terrace through cottage in this popular residential area where properties are rarely offered to the market. All of Lower Wyke is under a conservation area and therefore properties in this area are highly sought after by both younger and older buyers alike. In need of some TLC and comprising: entrance vestibule, lounge, galley kitchen, TWO BEDROOMS and bathroom.

Externally are pleasant cottage gardens to front and rear.

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

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## ENTRANCE VESTIBULE

### LOUNGE 14'10" x 13' (4.52m x 3.96m)

Feature fireplace

## INNER HALL

With access to a keeping cellar

### GALLEY KITCHEN 16'9" x 4' (5.1m x 1.22m)

Fitted kitchen with an array of wall and base units, worktops with sink and drainer. Plumbing for washer and gas cooker point. Door leading to rear garden

## FIRST FLOOR

### BEDROOM ONE 10' x 9'4" (3.05m x 2.84m)

### BEDROOM TWO 9'3" x 4'4" (2.82m x 1.32m)

## BATHROOM

Three piece white suite with shower over

## OUTSIDE

Pedestrian access to the property with cottage style gardens to the front and garden yard to the rear

## PLEASE NOTE

N.B. Our client has advised us that this property is leasehold, which is commonly known as a PEPPERCORN LEASE as no charges have been made. This information should be verified by your solicitor prior to proceeding with any purchase. Please contact the office for any further details.

## FURTHER INFORMATION

Council Tax - Band A

Tenure - Leasehold

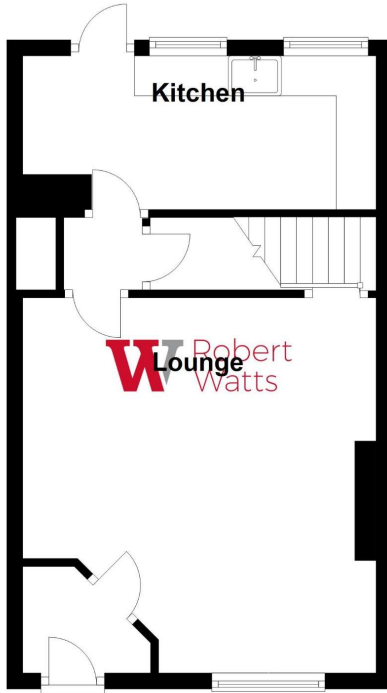
**AUCTION TERMS** This property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold.

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.

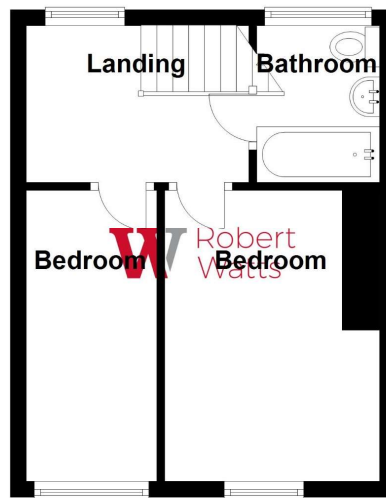
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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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