



## 57 Bertie Street, Dudley Hill, Bradford, BD4 9LL

For sale by Modern Method of Auction - Starting Bid Price £65,000, plus Reservation Fee.

THROUGH TERRACE ideal for INVESTOR LANDLORDS. Would make an ideal Buy to Let property, as it has been successfully rented for over 20 years. Provides 2 DOUBLE BEDROOMS & close to all local amenities on Sticker Lane/Rooley Lane.

The accommodation comprises: Lounge, Kitchen, 2 Bedrooms & Bathroom.

**Guide Price £65,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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**AUCTIONEERS COMMENTS** 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 will pay £300 inc VAT for this pack. 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 £450. These services are optional.

**LOUNGE 13'9" x 13'7" max (4.2m x 4.14m max)**

**KITCHEN** Range of kitchen units with built in oven and hob

**BEDROOM 1 13'6" x 9'3" max (4.11m x 2.82m max)**

**BEDROOM 2 10'4" x 9'7" (3.15m x 2.92m)**

**BATHROOM** Three piece bathroom suite

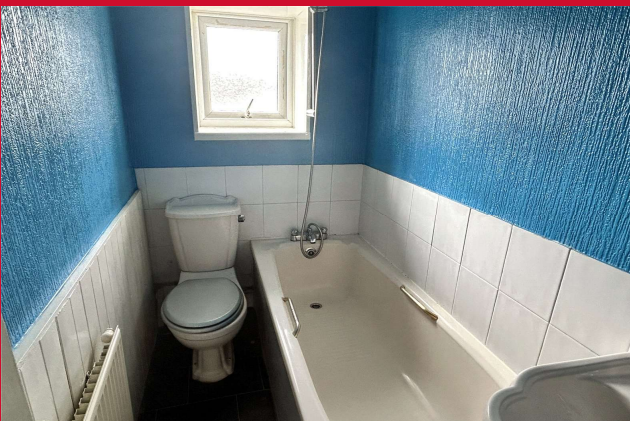
**EXTERIOR** Small yard and garden to the rear

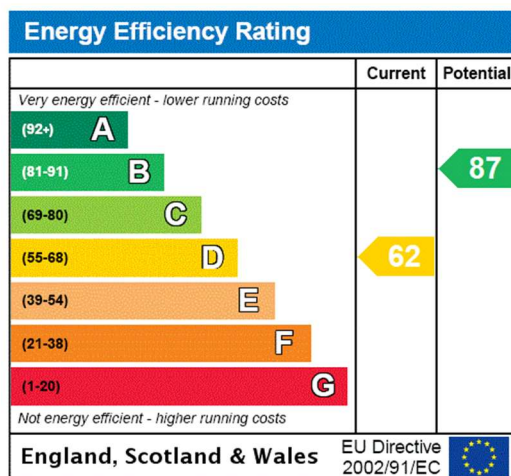
**COUNCIL TAX Bradford Council**

Band A

**TENURE** Freehold

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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 W robertwatts.co.uk  
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f RWEstateAgents
 @ robertwatts\_

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