



18 Wesley Drive, Low Moor, Bradford, BD12 0NH

For sale by Modern Method of Auction Starting Bid Price £170,000, plus Reservation Fee. **** EXTENDED TO REAR****
AMPLE OPPORTUNITY TO EXTEND FURTHER (subject to permissions) **** POPULAR RESIDENTIAL AREA **** Situated
in **LOW MOOR, BD12** and close to schools, sport centre, amenities and good commuter links is this **FAMILY SIZED**
SEMI DETACHED property briefly comprising: entrance hallway, lounge, dining room extension, well equipped
kitchen, **THREE BEDROOMS** (one being a box room) plus **ATTIC ROOM** and **FOUR PIECE FAMILY BATHROOM**. Sat on
a good size plot with gardens to the front, block paved driveway leading to the side of the house, larger than average
DETACHED GARAGE and gardens to the rear. We feel this is an ideal family home and strongly urge early
arrangement of viewing. This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

Starting Bid **£170,000**

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ENTRANCE HALLWAY

Tiled flooring and open stairs to first floor

LOUNGE 18'4" x 11'6" (5.6m x 3.5m)

Feature fireplace. Opening to the dining area

DINING AREA 11'6" x 7'7" (3.5m x 2.3m)

A great addition providing additional reception space. Open arch to the kitchen and patio door to the rear

KITCHEN 11'10" x 7'7" (3.6m x 2.3m)

Fitted kitchen with a range of wall and base units. Worktops to incorporate breakfast bar, sink and drainer. Oven, hob, extractor and integrated dish washer and fridge freezer

FIRST FLOOR

BEDROOM ONE 11'10" x 9'2" (3.6m x 2.8m)

BEDROOM TWO 9'2" x 6'7" (2.8m x 2m)

BOX ROOM 6'7" (2) x 6'3" (1.9) including stairhead

FAMILY BATHROOM

Good size four piece family bathroom. Walk in shower, bath, sink and W.C

ATTIC SPACE 15'1" max x 8'5" (4.6m max x 2.57m)

Great use of space accessed via fixed stairs. Fully decorated with power and light and Velux window. Plenty of eave storage

OUTSIDE

Gardens to front mainly laid to lawn with block paved driveway that extends down the side to a large permanent built garage. Pleasant low maintenance gardens to the rear, recently laid decked seating area

FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

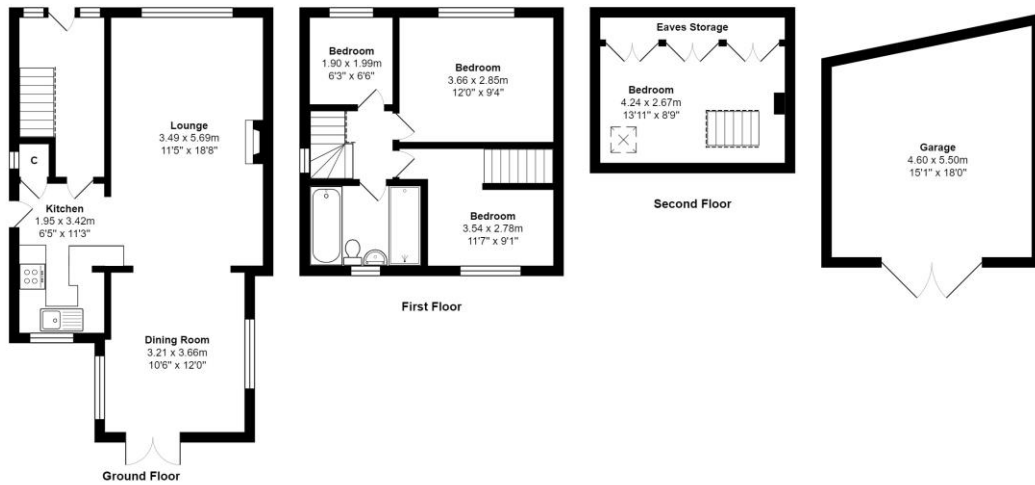
AUCTION TERMS

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.





Total Area: 115.4 m² ... 1242 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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