



21 Briggs Place, Wibsey, Bradford, BD6 3AX

For sale by Modern Method of Auction Starting Bid Price £60,000, plus Reservation Fee ** OFFERED WITH NO CHAIN! ** DELIGHTFUL REAR GRADE 2 END TERRACED COTTAGE ** Set back from the road and an ideal property for any First time buyer, those looking to downsize or a buy to let investment. Providing ONE DOUBLE BEDROOM, bathroom, lounge and galley kitchen, the cottage benefits further from having an abundance of character and charm with the Mullion windows and feature beams. Externally is a pleasant low maintenance enclosed garden. Well placed for many amenities Wibsey has to offer, good public transport links and the motorway commute a short distance away. This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

Asking Price £60,000

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KITCHEN 15'4" x 5'9" (4.67m x 1.75m)

Galley kitchen with a selection of wall and base units. Worktops, sink and drainer. Plumbing for washer and cooker point

LOUNGE 10'9" (3.28) x 12'6" (3.8) plus recess

Homely and full of character with mullion windows, feature open fire and exposed beams. Access to the cellar

CELLAR Keeping cellar with power and light

FIRST FLOOR Landing area with fitted cupboard housing boiler

BEDROOM 12'2" x 12'7" (3.7m x 3.84m)

Fitted bedroom furniture and exposed beams

BATHROOM Three piece modern suite with mixer shower tap over panelled bath, sink and W.C

OUTSIDE Pedestrian access leads to the property. Good size, low maintenance garden

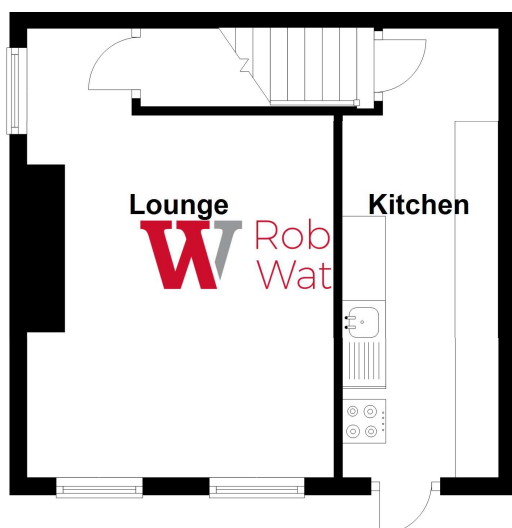
GRADE 2 DISCLAIMER THE UPVC CURRENTLY INSTALLED IN THIS PROPERTY IS NON COMPLIANT WITH GRADE II LISTING REQUIRMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

AUCTION TERMS 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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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 £960 inc. VAT. These services are optional.

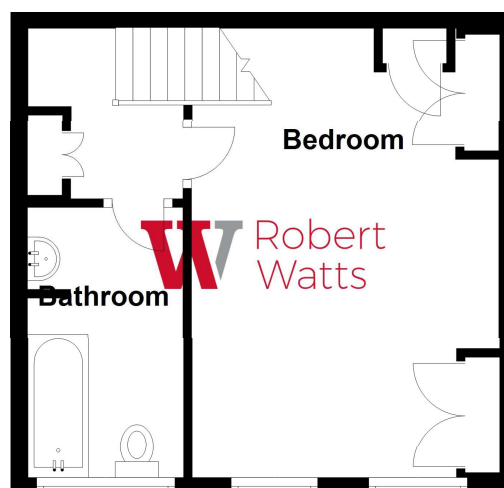
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Total area: approx. 56.7 sq. metres (609.9 sq. feet)

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(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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