



## 4 Wesley Place, Low Moor, Bradford, BD12 0HX

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

IN NEED OF FULL RENOVATION WORKS \*\* COURTYARD LOCATION \*\* LOOKING FOR SOMETHING IN NEED OF WORKS BUT WOULD CREATE A GREAT INVESTMENT/YOUNG FAMILY HOME/FIRST TIME PURCHASE \*\* Situated within this increasingly popular part of BD12, LOW MOOR is this period stone built terraced property sat in a courtyard position with communal gardens and briefly comprising: lounge, DINING KITCHEN, TWO BEDROOMS, shower room and separate w/c. Close to amenities, motorway connections and local walks.

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

**Starting Bid £65,000**

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## ENTRANCE

Direct into the lounge

## LOUNGE 14'9" x 14'9" max (4.5m x 4.5m max)

Feature fireplace housing stove

## CELLAR

Vaulted cellar with light and coal hole

## DINING AREA 9'5" x 6'7" (2.87m x 2m)

Opening through to the kitchen

## KITCHEN 10'6" x 9'8" (3.2m x 2.95m)

Fitted kitchen with oven, hob, extractor and plumbing for washer

## FIRST FLOOR LANDING AREA

### BEDROOM ONE 20' x 8'3" (6.1m x 2.51m)

Feature cast iron effect fireplace

### BEDROOM TWO 11'7" x 8'3" (3.53m x 2.51m)

Fitted wardrobes to alcoves

## SHOWER ROOM

Shower cubicle and sink. Separate W.C

## OUTSIDE

Shared courtyard, tucked away location

## FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

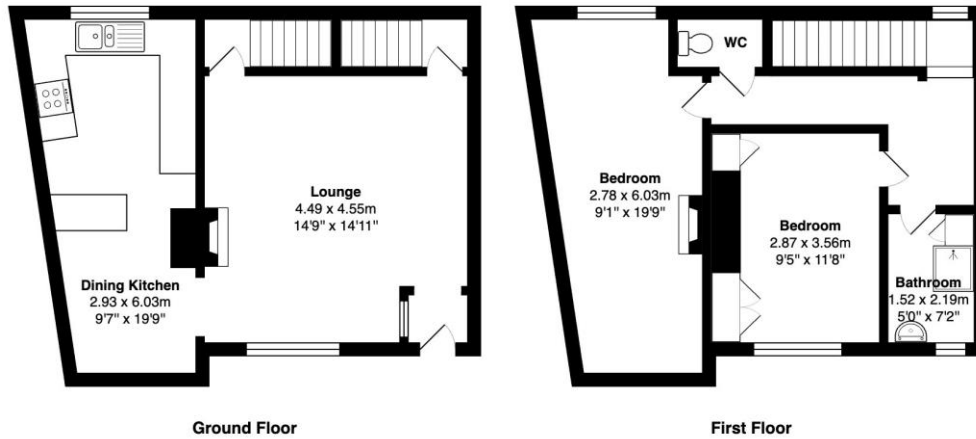
**AUCTION TERMS** This property is for sale by the Modern Method of Auction. Should you view, offer, or bid on the property, your information will be shared with the Auctioneer, iamsold.

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 4.5% 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.







Total Area: 81.1 m<sup>2</sup> ... 872 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>82</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>60</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

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