



14 Norwood Street, Bankfoot, Bradford, BD5 9PY

For sale by Modern Method of Auction Starting Bid Price £80,000 plus Reservation Fee.

SPACIOUS THROUGHOUT and offering FAMILY SIZED accommodation with the potential to create more! INNER TOWN HOUSE which has been EXTENDED to the rear and briefly comprising: Entrance hallway, lounge, LARGE DINING KITCHEN, THREE BEDROOMS and family bathroom. There is a large loft space which could create an additional room (subject to the relevant permissions). Externally are gardens to the front and yard area to the rear with stone outbuilding. Situated within the Bankfoot area which is well placed for many amenities, shops, schools, public transport links and a short distance to the M606/M62.

Starting Bid £80,000

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ENTRANCE HALLWAY

LOUNGE 12'8" x 14' (3.86m x 4.27m)

Good size lounge

EXTENDED KITCHEN / DINING AREA

Ideal for family occasions with open stairs to first floor and understair cupboard. Selection of wall and base units, worktops, sink and drainer. Plumbing for washer, oven, hob and extractor

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 11'11" x 9'8" (3.63m x 2.95m)

BEDROOM TWO 8'8" x 9'11" (2.64m x 3.02m)

BEDROOM THREE 11'2" x 6'11" (3.4m x 2.1m)

BATHROOM

Three piece suite

LOFT

Large loft space with potential to convert (subject to permission)

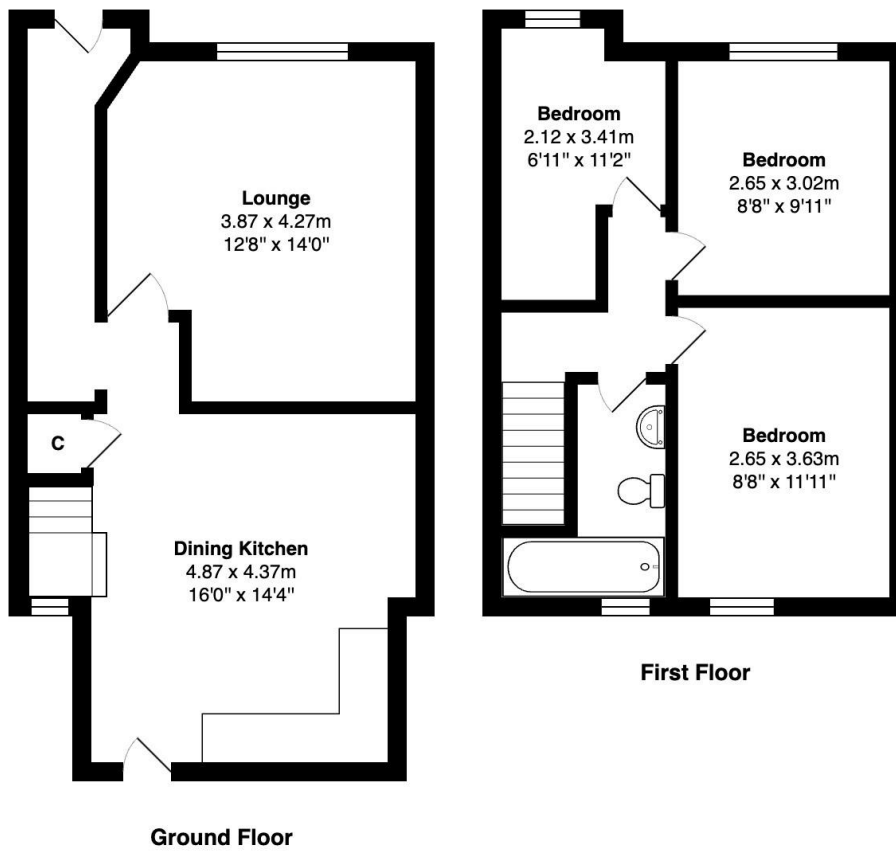
OUTSIDE

Pleasant gardens to the front and yard area to the rear with a permanent built outhouse

AUCTIONEER 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 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.





Total Area: 74.3 m² ... 800 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		86
(69-80)	C		
(55-68)	D	68	
(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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