



8 Short Row, Low Moor, Bradford, BD12 0QJ

For sale by Modern Method of Auction Starting Bid Price £165,000, plus Reservation Fee.

**** GREAT INVESTMENT OPPORTUNITY ** VERSATILE LIVING SPACE ** LARGE FAMILY HOME **** In need of some improvements and updating in parts is this LARGER THAN AVERAGE END TOWN HOUSE situated within the Low Moor area and well placed for commute via the Low Moor train station and Motorway networks M606/M62. Briefly comprising: dining kitchen and lounge with a lean to (in dis-repair) that leads out to the rear. FOUR BEDROOMS to the first floor and bathroom PLUS BEDROOM FIVE with en-suite facilities and LARGE LANDING area (potentially bedroom six) within the attic space. Externally there are gardens to the front, driveway to the side leading to large garden area at the rear. VIEWING IS STRONGLY ADVISED.

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

Starting Bid £165,000

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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.

BUILDING REGS

N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

PLEASE NOTE

The property and land are on two separate titles. Please speak to your mortgage advisor regards lending criteria as the property is close to many commercial buildings.

KITCHEN 16'2" x 15'3" (4.93m x 4.65m)

Fitted kitchen with selection of wall and base units. Worktops to include a central island, plumbing for washer and space for cooker. Access to the basement

LOUNGE 16'2" x 14'9" (4.93m x 4.5m)

Laminate flooring

LEAN TO

In need of repair throughout. Provides access to the gardens

FIRST FLOOR

BEDROOM ONE 12'1" x 7'2" (3.68m x 2.18m)

BEDROOM TWO 12'1" (3.68) x 6'9" (2.06) plus recess

BEDROOM THREE 14'9" x 5'9" max (4.5m x 1.75m max)

BEDROOM FOUR 10'3" x 6'9" (3.12m x 2.06m)

Plus recess with over head storage

BATHROOM

Modern bathroom suite with waterfall effect shower over panelled bath, sink and W.C

SECOND FLOOR

BEDROOM FIVE 9'2" x 7'9" (2.8m x 2.36m)

Under eave storage and access to en-suite

EN-SUITE BATHROOM

Corner bath, vanity sink and W.C

LANDING AREA/POTENTIAL BEDROOM 17'3" x 11'8" (5.26m x 3.56m)

Large area

OUTSIDE

Gardens to the front with Astro Turf. Driveway to the side allow parking for several cars which has gated access leading to a large garden. Ideal space for potential trades people looking to utilise as a compound (subject to the relevant permissions)

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.





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		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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