



2 Albert Street, Wibsey, Bradford, BD6 1UB

For sale by Modern Method of Auction Starting Bid Price £82,000, plus Reservation Fee. STONE BUILT DOUBLE FRONTED FRONT TERRACED. Situated within the heart of Wibsey Village is this great purchase for FTB's or buy to let opportunity. Briefly comprising: Gally kitchen, lounge and large basement. TWO double bedrooms and family bathroom to the first floor PLUS ATTIC ROOM. Benefitting from DG and boiler fitted 2023. Externally are pleasant gardens and parking. This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

£82,000

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ENTRANCE

Direct into the kitchen

KITCHEN 14'4" x 6'8" (4.37m x 2.03m)

Fitted kitchen with an array of wall and base units, worktops, sink and drainer. Oven, hob, plumbing for washer and access to the basement

BASEMENT

Large area with power and light plus window

LOUNGE 13'8" x 10'2" (4.17m x 3.1m)

Feature fireplace

FIRST FLOOR

Good size landing area

BEDROOM ONE 11'2" x 9'6" (3.4m x 2.9m)

Stripped polish wood flooring

BEDROOM TWO 8'2" (2.5) x 9'2" (2.8) plus recess

BATHROOM

Coloured three piece suite

ATTIC ROOM 13'4" x 11'5" (4.06m x 3.48m)

Gable window

OUTSIDE

Gardens to the front with borders and parking

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

BUILDING REGS DISCLAIMER

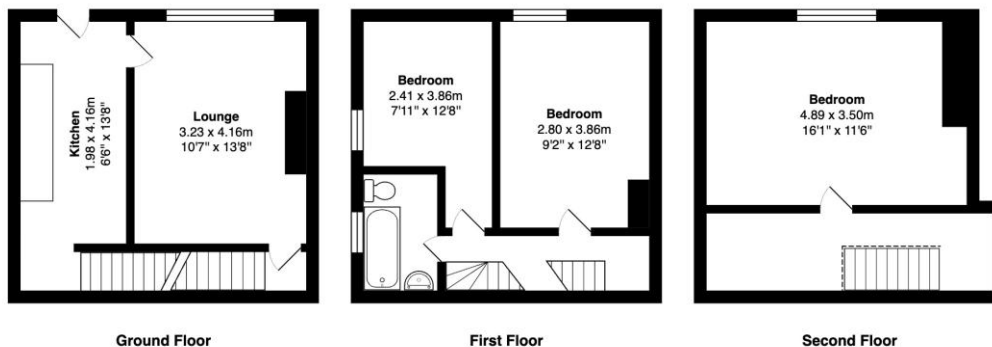
N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

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.





Total Area: 79.6 m² ... 857 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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