



### **3 Wesley Avenue, Low Moor, Bradford, BD12 0NU**

For sale by Modern Method of Auction Starting Bid Price £175,000, plus Reservation Fee

**\*\* PLENTY OF KERB APPEAL \*\* VAST AMOUNT OF POTENTIAL \*\* LARGE PLOT \*\*** Viewing is **STRONGLY ADVISED** for this lovely **TWIN BAY WINDOW SEMI DETACHED BUNGALOW** with large gardens to the front and rear, driveway, allowing parking for several cars, leading to a **DETACHED GARAGE**. Internally the property comprises: Entrance hallway, lounge, breakfast kitchen, **TWO BEDROOMS**, bathroom and side sun room. Set back from the road with pleasant outlook and close to many amenities, shops, train station, sport facilities, walks through Victoria Park and Chapel House restaurant. This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

**Starting Bid £175,000**

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### ENTRANCE HALLWAY

With loft access via pull down ladder

### LOUNGE 10'8" (3.25) max into bay x 13'8" (4.17) max

Feature fireplace

### KITCHEN 12'3" x 9'6" (3.73m x 2.9m)

Selection of wall and base units. Worktops, sink and drainer. Freestanding cooker, plumbing for washer, store cupboard to alcove and pantry area

### SUN ROOM

Narrow sun room with power and light to the side elevation. Provides rear door leading to the garden

### BEDROOM ONE 10'8" (3.25) max into bay x 14'1" (4.3) max

### BEDROOM TWO 11'3" x 9'5" (3.43m x 2.87m)

### BATHROOM

Three piece coloured suite

### LOFT

Via pull down ladder with power and light

### GARDEN

Good size garden to the front with mature shrub borders, driveway to the side leading to garage. Superb garden to the rear with allotment area, mature shrubs, lawns and seating area. A great place for pottering and potential extension opportunity subject to permissions

### 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.

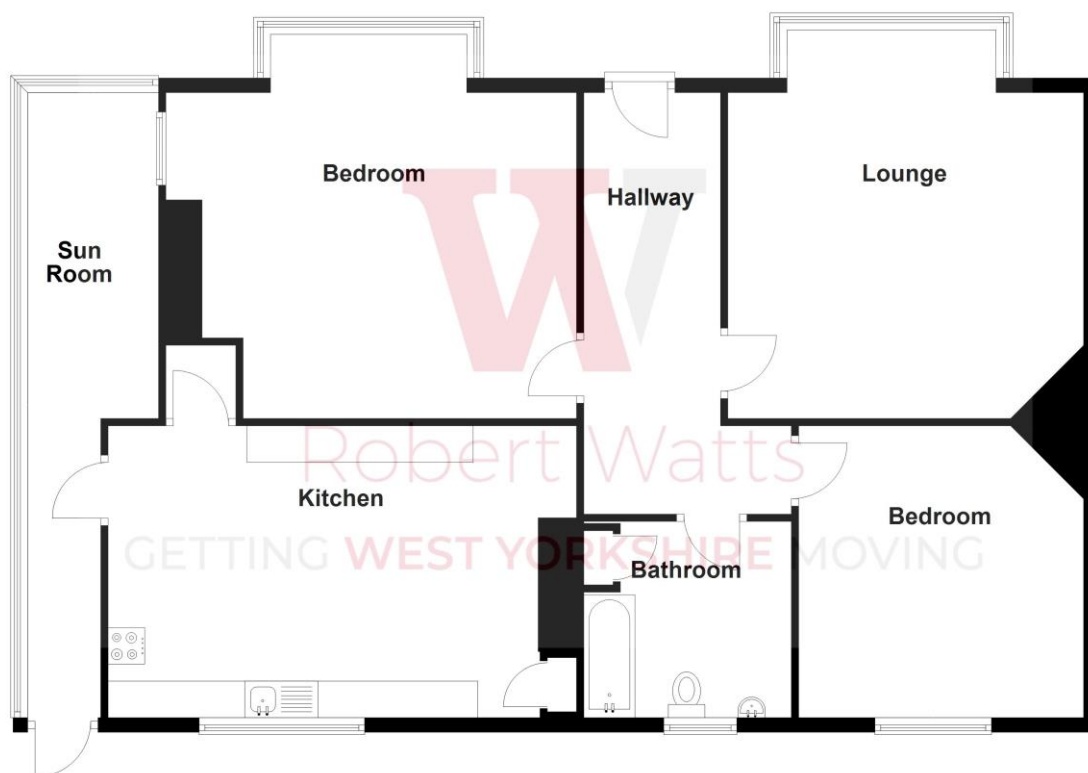
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey). The buyer is required 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.





### Ground Floor



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