



2 Ramsden Place, Clayton, Bradford, BD14 6BG

For sale by Modern Method of Auction Starting Bid Price £99,950, plus Reservation Fee

**** LOVELY GRADE II LISTED END COTTAGE ** VILLAGE LOCATION **** Viewing is strongly advised for this historic end terraced cottage which has plenty of character and charm. Briefly comprising: entrance vestibule, lounge and galley kitchen, TWO BEDROOMS and bathroom. Externally, is a small fore garden. Sat in the beginning of a courtyard location, ideal for all the village amenities, schools, countryside walks and access to neighbouring villages. In need of some cosmetic updating, we feel this will appeal to all variety of buyers and strongly urge early arrangement of viewing.

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

Starting Bid £99,950

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

2 Ramsden Place, Clayton, Bradford, BD14 6BG

ENTRANCE VESTIBULE

Leading through to the lounge

LOUNGE 17' x 10'10" (5.18m x 3.3m)

Mullion windows and window seat, feature beam ceiling and large open chimney breast with stone hearth. Decorative window to the kitchen area

KITCHEN 16'2" x 4'1" (4.93m x 1.24m)

Galley style kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob and extractor, dishwasher, fridge and freezer. Plumbing for washer. Stairs leading to the first floor

LANDING AREA

BEDROOM ONE 13'5" x 8'2" (4.1m x 2.5m)

BEDROOM TWO 13'5" x 6'9" (4.1m x 2.06m)

BATHROOM

Three piece suite, fully tiled with shower over bath and screen. Sink and W.C

OUTSIDE

Gated fore garden

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.

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



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		