



11 Chellow Street, Bradford, BD5 9QG

For sale by Modern Method of Auction Starting Bid Price £55,000, plus Reservation Fee

**** GREAT BUY TO LET OPPORTUNITY **** CENTRAL LOCATION FOR MANY AMENITIES AND TRANSPORT LINKS ** Front terraced property in need of some cosmetic updating and briefly comprising: kitchen, basement, lounge, TWO BEDROOMS and bathroom. Benefitting further from GCH and DG. Viewing advised. This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

Starting Bid £55,000

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](#)

11 Chellow Street, Bradford, BD5 9QG

KITCHEN 16'9" x 4'7" (5.1m x 1.4m)

Selection of wall and base units, worktops, sink and drainer, oven hob and extractor, plumbing for washer. Access to basement

LOUNGE 14'6" x 9'11" (4.42m x 3.02m)

Feature fireplace housing gas fire

BEDROOM ONE 14'1" x 11'9" (4.3m x 3.58m)

Cupboard over stairs

BEDROOM TWO 10'9" x 7'2" (3.28m x 2.18m)

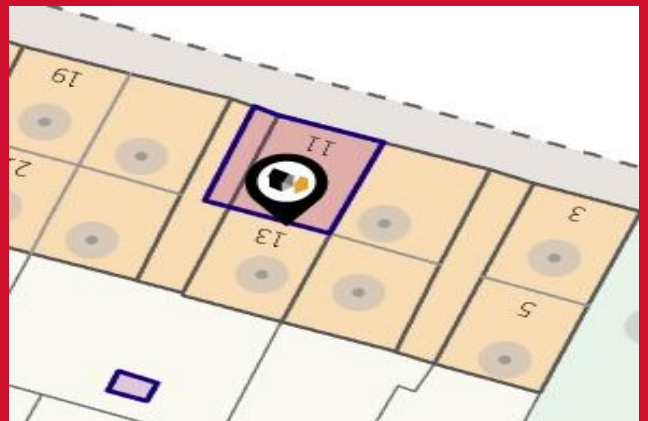
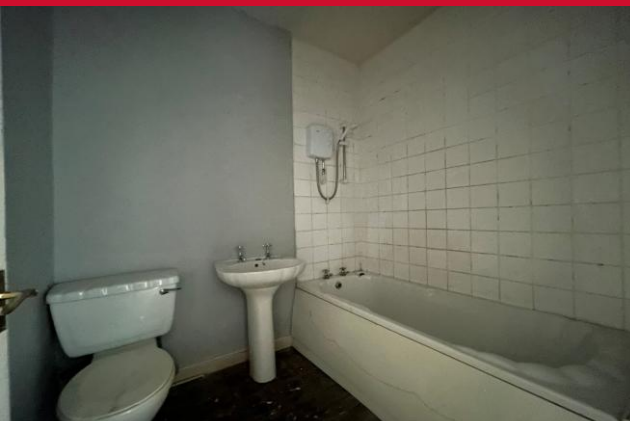
BATHROOM

Three piece white suite, shower over bath and part tiled walls

AUXTION 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		