



8 Grain Street, Little Horton, Bradford, BD5 9EZ

For sale by Modern Method of Auction Starting Bid Price £80,000, plus Reservation Fee

**** GOOD SIZE END THROUGH TERRACED PROPERTY ** CUL DE SAC LOCATION ** IN NEED OF RENOVATION WORKS THROUGHOUT **** This would make a great buy to let investment/family home. Briefly comprising: lounge, kitchen, two bedrooms and large bathroom to the first floor and overall attic room. Benefitting further from GCH and DG plus good size garden to the rear. Close to schools, many amenities and commute to the city centre.

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

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ENTRANCE

Direct access into lounge

LOUNGE 15'1" x 14'8" (4.6m x 4.47m)

Fireplace and laminate flooring

KITCHEN 10'9" x 6'4" (3.28m x 1.93m)

Wall and base units, worktops, sink and drainer. Freestanding cooker and access to under stair store

BEDROOM ONE 6'5" x 10'6" (1.96m x 3.2m)

BEDROOM TWO 10'3" x 8'2" max (3.12m x 2.5m max)

ATTIC BEDROOM 15'9" x 15' (4.8m x 4.57m)

Velux window. Potential to split subject to permission

BATHROOM

Three piece suite

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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

RWEstateAgents
 @robertwatts_

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