



Fern Cottage, 6 First Street, Low Moor, Bradford, BD12 0JQ

For sale by Modern Method of Auction Starting Bid Price £300,000, plus Reservation Fee. ** SUPERB PROJECT ** RESTORATION/REDEVELOPMENT ** LARGE GROUNDS (see title plan for details) WELCOME TO FERN COTTAGE: Steeped with history from CIRCA 1900 this stone build DETACHED is full of original character and ornate features. The property is currently accessed from the rear yet briefly comprises: Entrance hallway with impressive sweeping banister, sitting room, lounge and dining room all boasting feature open fires. Galley kitchen, rear hall which provides access to the two large basement rooms and wine cellar. FOUR BEDROOMS occupy the first floor with bathroom and shower room. Externally to the rear is parking and garage. Extensive grounds to the front house additional outbuildings (these have not been accessed) making it an ideal opportunity to create your own haven. ** HISTORICAL PLANNING WAS PASSED FOR A DETACHED PROPERTY WITHIN THE GROUNDS IN 1990 ** This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

Starting Bid £300,000

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ENTRANCE HALLWAY

Main entrance hallway with large entrance door and stain glass panelling. Original sweeping bannister to the first floor

KITCHEN 17'3" x 6'6" (5.26m x 1.98m)

Wall and base units, sink unit, plumbing for washer and cooker point

SITTING ROOM 14' x 13'10" (4.27m x 4.22m)

With opening from the kitchen and feature fireplace

REAR HALL

Access to the rear and basements

FORMAL LOUNGE 14'10" x 13'10" (4.52m x 4.22m)

Stunning ornate marble fireplace and tiled inset. Open fire. Stain glass windows

DINING ROOM

Another lovely reception room accessed from the hallway and kitchen. Ornate open marble fireplace with inset.

Characterful room with stain glass windows

CELLAR ONE 13'4" x 14'8" (4.06m x 4.47m)

Accessed via stairs

CELLAR TWO 13'9" x 14'8" (4.2m x 4.47m)

Accessed via stairs

UNDERSTAIR STORE

Large understair store (ideal wine store)

FIRST FLOOR

Sweeping bannister with decorative wrought iron inset

BEDROOM ONE 13'10" x 14'10" (4.22m x 4.52m)

Master bedroom with fitted wardrobes incorporating dresser, shower cubicle and sink

BEDROOM TWO 14' x 9'8" (4.27m x 2.95m)

Provides access to the shower room

BEDROOM THREE 14'11" x 9'5" (4.55m x 2.87m)

Built in wardrobes

BEDROOM FOUR 10'8" (3.25) max x 14'11" (4.55) max

'L' shaped room so measurements are maximum. 2 doors

BATHROOM

Bath, sink and W.C which opens through to shower room

SHOWER ROOM

Shower cubicle, sink and W.C. Fitted cupboards

OUTSIDE

Sat on large grounds. Currently not accessible due to the mature shrubs. We have been advised there are additional outbuildings including a pump house within the grounds. Robert Watts can not confirm these details. To the rear is off road parking and detached garage. PLEASE SEE TILE PLAN FOR LAYOUT

AI CGI IMAGES Please note, the CGI/ AI generated images has been created as a guide/illustration as to how the proposed restorations and works would look like. They are only for marketing purposes and the house is not going to be sold like this.

PROBATE DISCLAIMER

The property is being sold via probate therefore some information may be limited

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		80 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		