



### **33 Kenmore Drive, Wibsey, Bradford, BD6 3JL**

For sale by Modern Method of Auction Starting Bid Price £110,000, plus Reservation Fee. FANTASTIC FIRST TIME PURCHASE/ THOSE LOOKING TO DOWNSIZE/BUY TO LET OPPORTUNITY! Stone built inner through terraced property, which is in need of some cosmetic works throughout. Open plan lounge and dining area with patio doors leading out onto a LARGE well tended rear garden. TWO BEDROOMS and bathroom. GCH and Maj DG with gardens to the front. Close to many amenities Wibsey Village has to offer and PRICED TO SELL! This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

**Starting Bid £110,000**

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# 33 Kenmore Drive, Wibsey, Bradford, BD6 3JL

## **ENTRANCE VESTIBLE**

Opening through to the living area

## **LIVING AREA 18'2" (5.54) x 16'2" (4.93) max overall**

Feature fireplace and patio door to rear

## **KITCHEN**

Wall and base units, sink and drainer. Cooker point and plumbing for washer

## **FIRST FLOOR**

Landing area

## **BEDROOM ONE 14'1" (4.3) plus robes x 9'6" (2.9) max**

Sliding door wall to wall wardrobes

## **BEDROOM TWO 8'1" x 7'5" (2.46m x 2.26m)**

## **BATHROOM**

Three piece suite

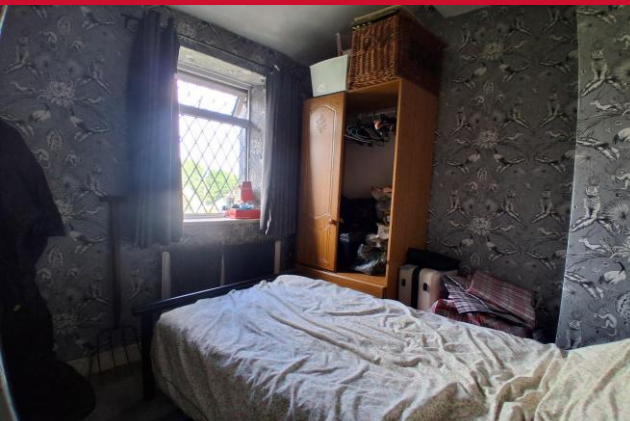
## **OUTSIDE**

Gardens to the front and large well stocked gardens to the rear with seating area and shed

## **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.



### Ground Floor



### First Floor



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