



15 Draughton Street, Bankfoot, Bradford, BD5 9QQ

For sale by Modern Method of Auction; Starting Bid Price £50,000 plus Reservation Fee.

**** INVESTMENT PROPERTY ** REAR BACK TO BACK **** Well placed for many amenities, commute to city centre and further afield via the motorway network. Stone built rear terraced in need of full refurbishment. Lounge, kitchen and basement. TWO BEDROOMS and bathroom. Gardens to the rear.

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

Start Bid £50,000

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KITCHEN 4' x 12' (1.22m x 3.66m)

Sink unit, plumbing for washer and cooker point. Access to the basement

LIVING ROOM 8' x 12' (2.44m x 3.66m)

BEDROOM 1 6' x 10' (1.83m x 3.05m)

BEDROOM 2 8' x 14' max (2.44m x 4.27m max)

Over stair cupboard

BATHROOM 4' x 6' approx (1.22m x 1.83m approx)

Three piece suite

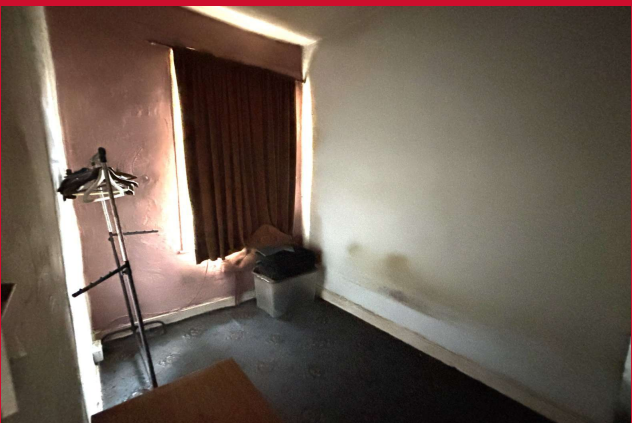
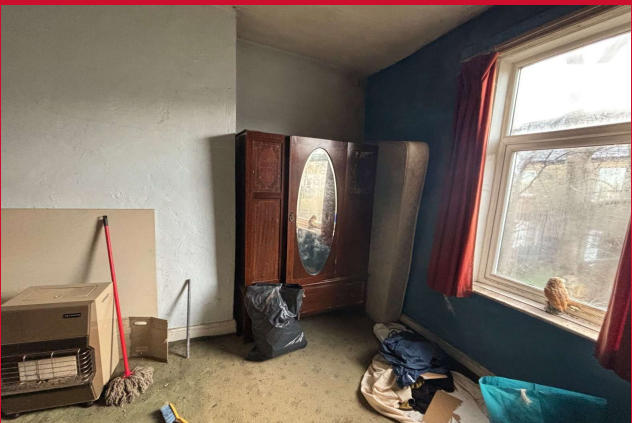
OUTSIDE garden area to the rear

AUCTION 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.

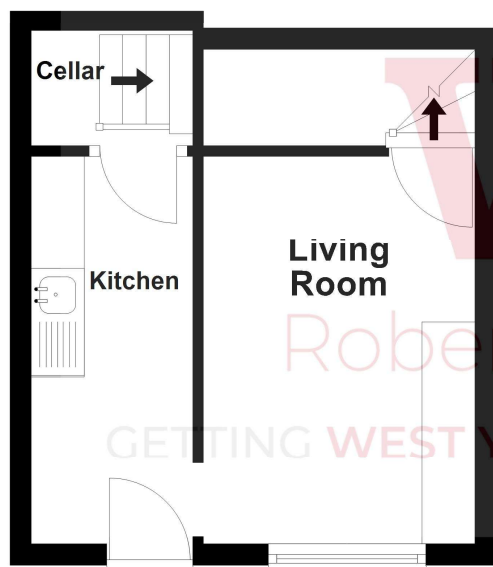
BUYERS DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

PLEASE NOTE The property will be unsuitable for a Buy to Let mortgage in its current condition from the majority of lenders. Please seek advice from your financial representative prior to proceeding

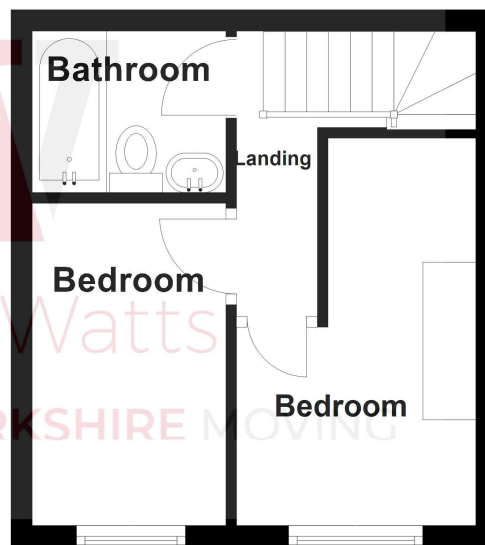
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		