



8 Watmough Street, Great Horton, Bradford, BD7 3PP

For sale by Modern Method of Auction Starting Bid Price £65,000, plus Reservation Fee.

SPACIOUS FRONT BACK TO BACK, In need of cosmetic updating and briefly comprising: entrance vestibule, galley kitchen, basement and good size lounge. TWO BEDROOMS and bathroom to the first floor.

Overall attic room with Velux and fixed stairs. Situated within the Great Horton area, ideal for all local amenities and commute to the city centre. Would make an ideal Investment opportunity or great starter home.

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

£65,000

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

f RWEstateAgents **T** @robertwatts_

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ENTRANCE VESTIBULE 4' x 4' (1.22m x 1.22m)

LIVING ROOM 14' x 12'10" (4.27m x 3.9m)

Spacious living room with gas fire place

KITCHEN 12'10" x 4' (3.9m x 1.22m)

Galley kitchen. Well equipped with range of wall and base units, gas oven, hob and sink unit. Stairs leading to cellar

CELLAR

Power and light

FIRST FLOOR

BEDROOM 1 13 x 11' max (13 x 3.35m max)

Double bedroom

BEDROOM 2 11'11" x 7' (3.63m x 2.13m)

Double bedroom

BATHROOM 7' x 5' (2.13m x 1.52m)

Includes shower over bath, sink and W.C

SECOND FLOOR

LOFT ROOM 12' x 12' approx (3.66m x 3.66m approx)

Velux window

BUILDING REGS DISCLAIMER N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

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		89 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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