



8 Knights Fold, Great Horton, Bradford, BD7 3DR

** For sale by Modern Method of Auction Starting Bid Price £60,000, plus Reservation Fee.

Pleasant GRADE II listed Cottage in the heart of Great Horton ** Well placed for all amenities and commute to Bradford City Centre. Full of character and charm this would make an ideal first time purchase, those looking to downsize or Investment opportunity. Briefly comprising: galley kitchen with basement area, lounge, two bedrooms and bathroom. Benefitting further from GCH and DG. Externally, is a small open seating area.

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

Starting Bid £60,000

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KITCHEN 16' x 3' (4.88m x 0.91m)

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

LIVING ROOM 16' x 13' max (4.88m x 3.96m max)

Spacious living room equipped with gas fireplace

CELLAR

FIRST FLOOR

Landing area with fitted wardrobes

BEDROOM ONE 16' x 8' (4.88m x 2.44m)

BEDROOM TWO 10' x 4' (3.05m x 1.22m)

BATHROOM 10' x 4' (3.05m x 1.22m)

Three piece white bathroom suite

OUTSIDE

Open aspect paved area

GRADE II DISCLAIMER NB: ANY NON COMPLIANT ISSUES WITH GRADE II LISTED REQUIREMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

FLYING FREEHOLD

This property is subject to a flying freehold, Please consult with your legal advisor for further information.

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



8 Knights Fold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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