



94 Beldon Road, Great Horton, Bradford, BD7 3PE

For sale by Modern Method of Auction Starting Bid Price £70,000, plus Reservation Fee

STONE BUILD END TERRACED HOUSE WITH GARAGE AND GARDEN! Situated within this popular residential area of Great Horton, BD7 which is ideal for many amenities, schools and commute to the City Centre. This end terraced offers TWO DOUBLE BEDROOM accommodation sat over 3 floors. We feel this would make a good investment opportunity or First Time purchase. This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

START BID £70,000

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ENTRANCE HALL

Stairs to the first floor

LOUNGE 13'9" x 9'8" (4.2m x 2.95m)

Feature fireplace

KITCHEN 17' x 5' (5.18m x 1.52m)

Selection of wall and base units, worktops with sink and drainer, oven, hob and extractor, plumbing for washer. Access to Cellar

CELLAR

Useful keeping cellar

FIRST FLOOR

Landing area with stairs leading to 2nd floor

BEDROOM ONE 12'9" x 10'6" max (3.89m x 3.2m max)

Under stair store cupboard

BATHROOM

Three piece white suite with mixer shower tap and part tiled walls

DORMER BEDROOM TWO 16'8" (5.08) x 8' (2.44) plus stairs and recess

DRESSING ROOM 5'3" x 6'1" (1.6m x 1.85m)

Gable window

OUTSIDE Gardens to the front with gated drive leading to a detached garage and additional garden space.

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		84 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		