



17 Rand Place, Great Horton, Bradford, BD7 1RT

For sale by Modern Method of Auction Starting Bid Price £55,000, plus Reservation Fee

**** DOUBLE FRONTED FRONT TERRACED PROPERTY **** IN NEED OF FULL MODERNISATION
THROUGHOUT **** THREE BEDROOMS **** Ideal investment opportunity for this stone built back to back.
Situated within a cul de sac location close to Bradford College and University. Briefly comprising, lounge,
galley kitchen and basement. **THREE BEDROOMS** and bathroom. Large loft space and garden to the front.

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

Starting Bid £55,000

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LOUNGE 13'10" x 15' (4.22m x 4.57m)

Fireplace

KITCHEN 15' x 6'3" (4.57m x 1.9m)

Sink and drainer. Plumbing for washer

BASEMENT

FIRST FLOOR

BEDROOM ONE 15' x 11'4" (4.57m x 3.45m)

BEDROOM TWO 8'9" x 9'2" (2.67m x 2.8m)

BEDROOM THREE 6'10" x 7'5" (2.08m x 2.26m)

BATHROOM

Three piece suite

OUTSIDE

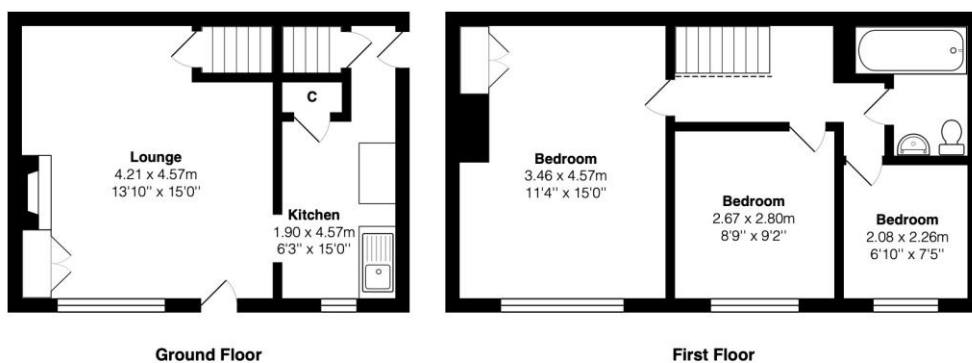
Yard to the front

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.





Total Area: 67.6 m² ... 727 ft²

All measurements are approximate and for display purposes only

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