Robert Watts

GETTING WEST YORKSHIRE MOVING

99 Fenby Avenue, Dudley Hill, Bradford, West Yorkshire, BD4 8RA

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £85,000 + RESERVATION FEE.

IDEAL INVESTMENT PROPERTY: Semi Detached that is likely to favour INVESTOR LANDLORDS. In need of overall updating and renovation, but reflected in the price. Provides 3 Bedrooms, with gardens. Property sold as seen.

The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom.

Guide Price £85,000

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HALLWAY

LOUNGE 11' (3.35) x 9'10" (3) + chimney breast

DINING ROOM 12' x 11' (3.66m x 3.35m)

KITCHEN

LANDING

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

BEDROOM 2 11' x 11' (3.35m x 3.35m)

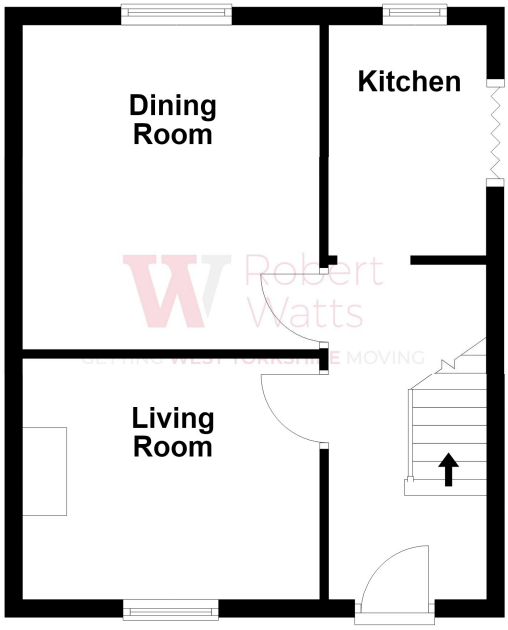
BEDROOM 3 8' (2.44) x 5' (1.52) +stair head

OUTSIDE Garden to front and back. Driveway

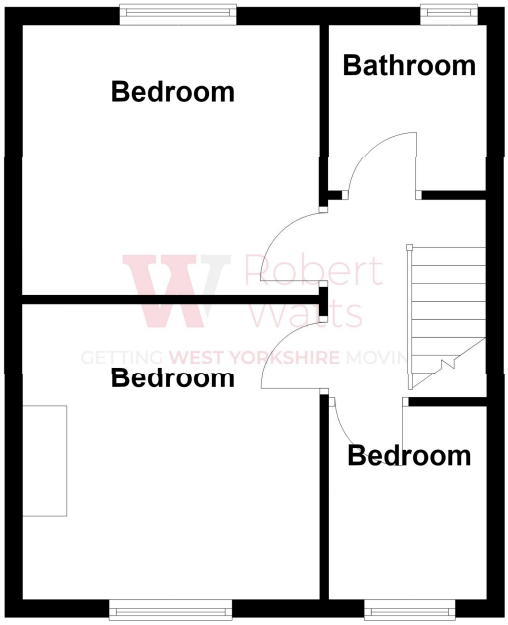
AUCTIONEERS COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully 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



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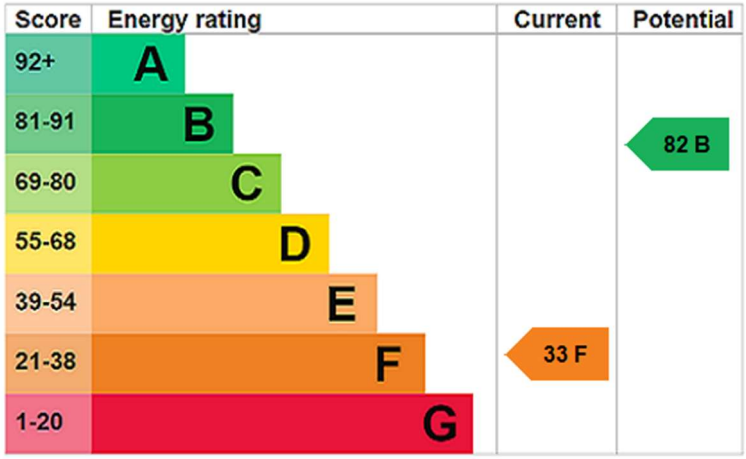

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