Robert Watts

GETTING WEST YORKSHIRE MOVING



65 Wensleydale Road, Bradford, BD3 8NA

For sale by Modern Method of Auction Starting Bid Price £100,000 plus Reservation Fee.

Inner town house in need of updating throughout. Currently providing THREE BEDROOM accommodation. We feel this fine example will appeal to a variety of buyers including BTL landlords. Forming part of this most convenient of localities, handy for local amenities and for travel to both Leeds (Pudsey) and Bradford. Contact Robert Watts to arrange YOUR viewing today.

Starting Bid £100,000

01274 614804 highfield@robertwatts.co.uk robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU
RWEstateAgents @robertwatts_

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ENTRANCE HALL

LIVING ROOM 13' x 10'3" (3.96m x 3.12m)

KITCHEN 13'6" x 8'5" (4.11m x 2.57m)
Selection of wall and base units, work tops, sink unit, walk in store pantry

LANDING

BEDROOM 1 11'5" x 10' (3.48m x 3.05m)

BEDROOM 2 10'5" x 10'2" (3.18m x 3.1m)

BEDROOM 3 8'4" (2.54) x 5'9" (1.75) both max excluding stair head
Access to loft space

BATHROOM Three piece white suite

OUTSIDE Yard Gardens front and rear

TENURE Freehold

COUNCIL TAX Bradford
Band A

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.







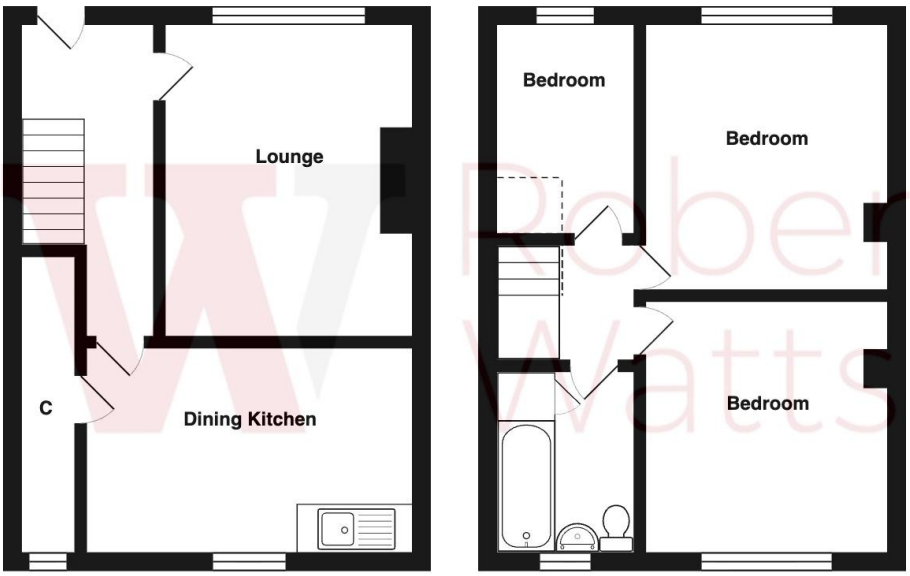








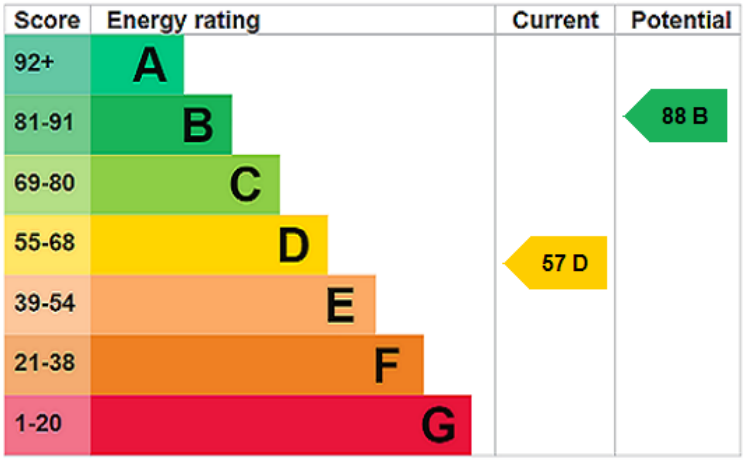




Ground Floor First Floor

Total Area: 66.2 m² ... 712 ft²

All measurements are approximate and for display purposes only



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