



## 1 Main Road, Denholme, Bradford, BD13 4DL

By Auction £80,000

- TWO BEDROOM END TERRACE
- SUBJECT TO RESERVE PRICE
- LARGE DINING KITCHEN & SPACIOUS RECEPTION ROOM
- POPULAR LOCATION, MAIN ROAD POSITION
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- FOR SALE BY MODERN AUCTION - T & C's APPLY
- BUYERS FEES APPLY
- SET ACROSS THREE FLOORS
- IDEAL FIRST TIME BUY OR INVESTMENT
- CLOSE TO BUS ROUTES AND AMENITIES



# 1 Main Road, Bradford BD13 4DL

**\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* TWO BEDROOM END TERRACE \*\* SET ACROSS THREE LEVELS \*\* GAS CENTRAL HEATING \*\* UPVC DOUBLE GLAZING \*\*** This end of terrace property sits on the main road in the heart of Denholme and is well placed for access to Bradford, Halifax and Keighley. There are local amenities in walking distance and deceptively spacious accommodation comprising of a basement kitchen with cellar store room, first floor lounge with utility room/kitchenette and two first floor bedrooms & bathroom.



Council Tax Band: A



## **AUCTIONEERS COMMENTS**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## **KITCHEN/DINER**

15'5 x 14'7

A well proportion basement Dining-Kitchen with its own front door to the front elevation. Ample wall and base units in a beech colour with stainless steel electric oven, hob and extractor above. Central heating radiator and a window to the front elevation. Door to a cellar room providing further storage.

## **UTILITY / KITCHENETTE**

Located off the lounge and providing sink/worktop and additional cupboard space. Steps down to the kitchen and a window to the front elevation.

## **LOUNGE**

14'11" x 15'11"

Good size lounge with a high ceiling, laminate flooring and windows to the front and side elevations. Central heating radiator.

## **FIRST FLOOR**

Landing area with open spindle balustrade and a hatch to the loft space.

## **BEDROOM ONE**

12'2" x 9'1"

Laminate flooring, two windows to the front elevation and a central heating radiator.

## **BEDROOM TWO**

10'9" x 6'9"

Window to the side elevation and a central heating radiator.

## **BATHROOM**

Three piece traditional bathroom suite in white with mixer tap shower over the bath, WC and a pedestal washbasin. Window to the side elevation.

## **EXTERNAL**

Pavement lined to the front. No garden.









Directions

Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

EPC Rating:  
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC