



14 Commercial Street, Queensbury, Bradford, BD13 2HP

Auction Guide £55,000

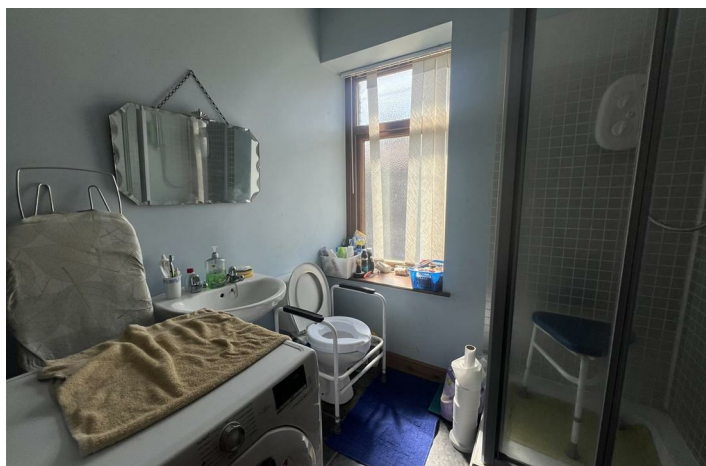
- THROUGH BY LIGHT MID-TERRACE
- IDEAL BUY TO LET INVESTMENT
- OPEN PLAN LIVING KITCHEN
- NO ONWARD CHAIN
- TWO BEDROOMS
- POPULAR VILLAGE LOCATION
- DOUBLE GLAZING
- SOLD VIA MODERN METHOD OF AUCTION

14 Commercial Street, Bradford BD13 2HP

TWO BEDROOM MID-TERRACED PROPERTY WITH NO ONWARD CHAIN, BEING SOLD VIA THE MODERN METHOD OF AUCTION!



Council Tax Band: A



Property Description

***IDEAL BUY TO LET INVESTMENT

OPPORTUNITY*** Being sold via the Modern Method of Auction is this TWO BEDROOM mid-through by light terraced house, situated within the heart of Queensbury Village, BD13. The house sits within CLOSE PROXIMITY TO AN ARRAY OF LOCAL AMENITIES and with EXCELLENT TRANSPORT LINKS in and out of Halifax and Bradford making the property an EXCELLENT BUY TO LET INVESTMENT OPPORTUNITY. Briefly the house comprises, GENEROUSLY PROPORTIONED LIVING ROOM with kitchen incorporated to the ground floor, a storage cellar to the lower ground floor with TWO BEDROOMS, and bathroom to the first floor. Viewing by appointment only.

Accommodation

Entrance Vestibule

Leading to the living room and stairs to the first floor.

Living/Kitchen

With a double glazed window to front, a multi-fuel burning stove, a fitted kitchen comprising wall and base units, an electric oven and hob, space and plumbing for a washing machine and fridge freezer and access to the cellar.

First Floor

Landing

Leading to two bedrooms and bathroom.

Bedroom One

A double bedroom with a double glazed window to front.

Bedroom Two

A second bedroom to the rear elevation with a double glazed window to rear.

Bathroom

A part tiled bathroom with a shower, w/c, wash hand basin, window to front and storage cupboard housing the water tank.

Agents Notes

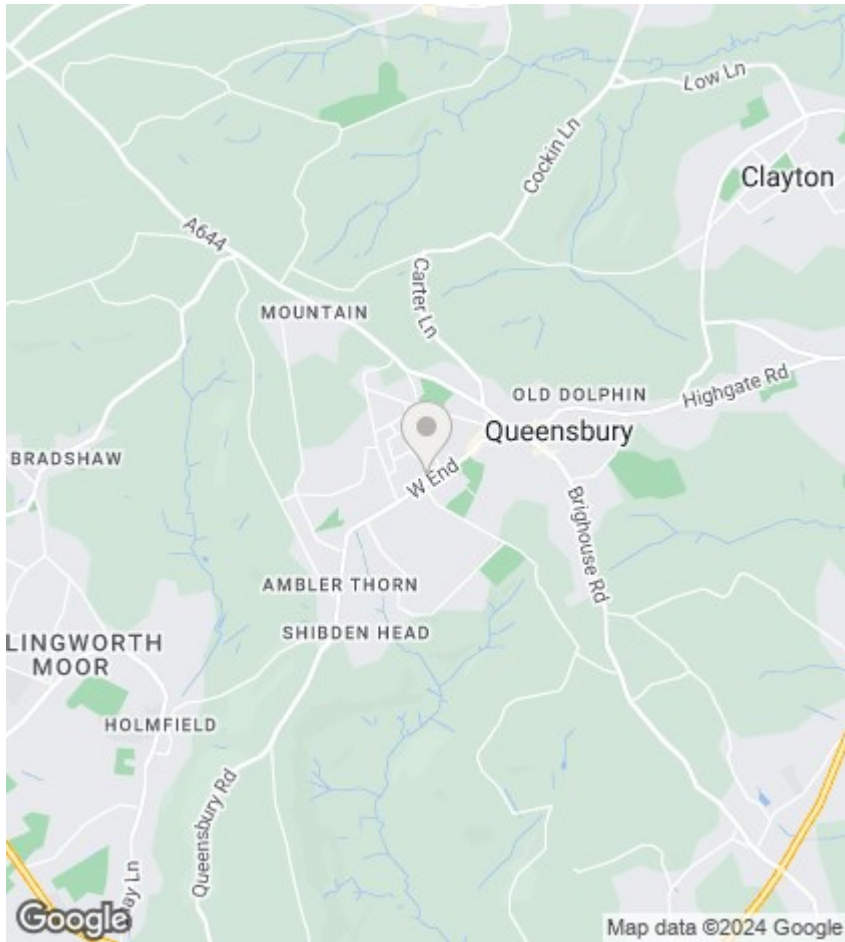
Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold. This method of auction requires

both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.



Directions

Viewings

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

EPC Rating:
G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G	3	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

