



17 Yews Green, Clayton, Bradford, BD14 6PX

Auction Guide £60,000

- ONE BEDROOM THROUGH BY LIGHT TERRACED COTTAGE
- SOLD VIA MODERN METHOD OF AUCTION
- SEMI-RURAL POSITION
- BID TO PURCHASE
- NO ONWARD CHAIN
- PANORAMIC VIEWS TO FRONT & REAR
- IDEAL BUY TO LET INVESTMENT
- gENEROUSLY PROPORTIONED ROOM SIZES

17 Yews Green, Bradford BD14 6PX

ONE BEDROOM THROUGH BY LIGHT COTTAGE BEING SOLD WITH NO ONWARD CHAIN VIA THE MODERN METHOD OF AUCTION.



Council Tax Band: A



Property Description

ONE BEDROOM COTTAGE WITH NO ONWARD CHAIN Being sold via The Modern Method of Auction with NO ONWARD CHAIN is this one bedroom THROUGH BY LIGHT COTTAGE situated between Clayton and Queensbury village(s). The property is an IDEAL INVESTMENT OPPORTUNITY for potential buyers offering accommodation over two floors and briefly comprising an entrance hall, OPEN PLAN LIVING/DINING/KITCHEN to the ground floor, a lower ground floor BASEMENT CELLAR, a SUBSTANTIAL MAIN DOUBLE BEDROOM and GENEROUSLY PROPORTIONED BATHROOM to the first floor, all rooms fitted with DOUBLE GLAZED WINDOWS and GAS CENTRAL HEATING.

Accommodation

Ground Floor

Entrance Hall

Leading in from a uPVC door to front giving access to the living room and stairs to the first floor.

Living Room

12'1" x 10'5"

A generously proportioned living room with open access to the kitchen comprising built in storage, gas central heating and a double glazed window to front.

Kitchen Area

Accessed via an open archway from the living room, fitted with a range of wall and base units, space and plumbing for a washing machine, gas cooker, fridge freezer, a sink and drainer with a double glazed window to rear and access to a basement cellar.

First Floor

Landing

Leading to the bedroom and bathroom.

Bedroom One

17'0" x 10'2"

A substantial double bedroom with a gas central heating radiator and a double glazed window to front providing far reaching views across the fields beyond.

Bathroom

A larger than average, part tiled bathroom with a white three piece suite consisting of a bath with shower over, a w/c and wash hand basin, also including a double glazed window to rear and heated towel rail.

External

The property has a low maintenance yard to the front leading to the main door.

Agents Notes

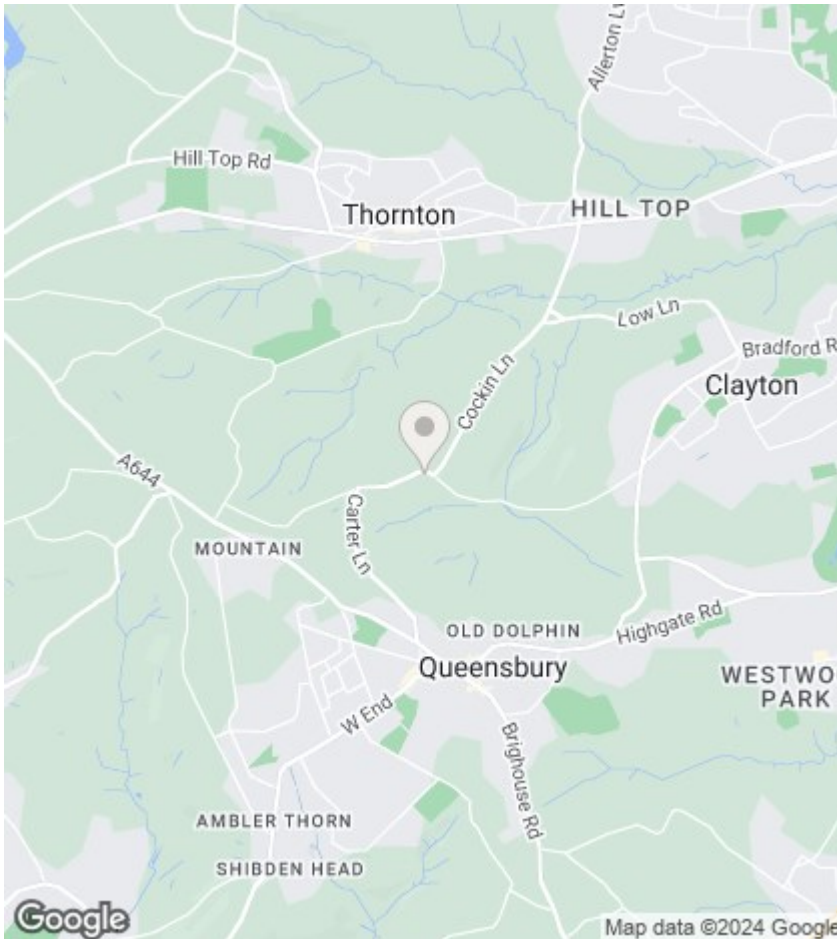
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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

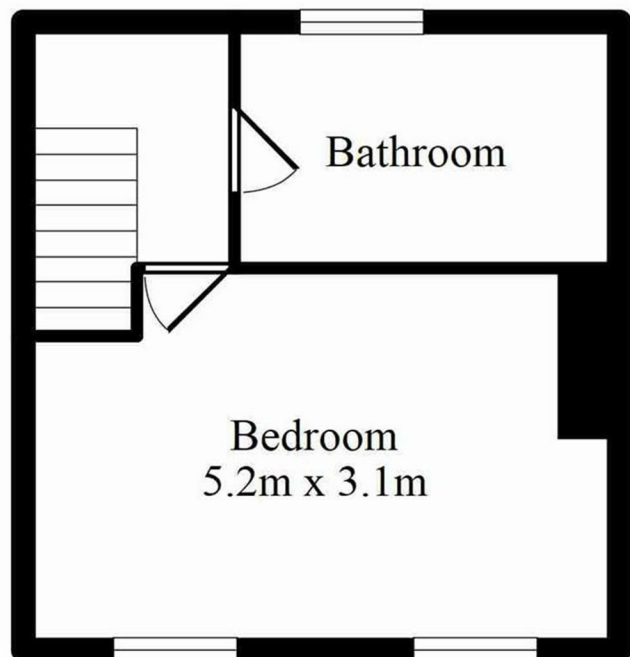
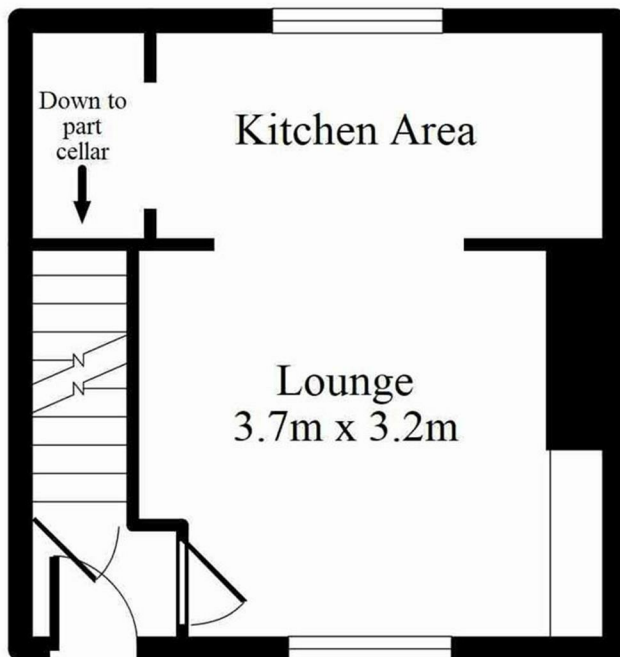
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024