



35 Kingfisher Grove, Bradford, BD8 0NW

By Auction £110,000

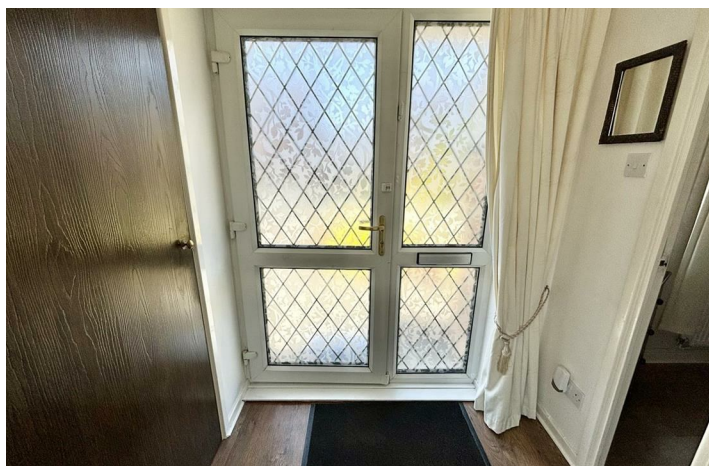
- TWO BEDROOM SEMI DETACHED TRUE BUNGALOW
- SUBJECT TO RESERVE PRICE
- ** CHAIN FREE **
- DETACHED SINGLE GARAGE & OFF ROAD PARKING
- ALARM SYSTEM
- FOR SALE BY MODERN AUCTION - T & C's APPLY
- BUYERS FEES APPLY
- PLEASANT GARDENS
- CLOSE TO LOCAL AMENITIES
- UPVC DOUBLE GLAZING & CENTRAL HEATING

35 Kingfisher Grove, Bradford BD8 0NW

**** FOR SALE BY MODERN METHOD OF AUCTION ** CHAIN FREE ** TWO BEDROOM SEMI-DETACHED TRUE BUNGALOW ** WELL PRESENTED ** IMMACULATE GARDENS ** SINGLE GARAGE AND DRIVEWAY ** CUL-DE-SAC LOCATION **** Bronte Estates are pleased to offer for sale this well maintained bungalow in the Lower Grange area of Bradford. Enjoying superb outdoor space, a gated drive for several cars and a detached single garage. Briefly comprising of: Hallway, Lounge, Kitchen, inner Hall, two Bedrooms & Bathroom. Early viewing is advised.



Council Tax Band: B



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.

Hall

The front entrance door leads into a hallway with doors off to the kitchen, lounge and a storage cupboard.

Lounge

16'0 x 11'6

Window to the front elevation, electric fire with marble back & hearth and a central heating radiator.

Kitchen

10'7 x 6'10

Fitted with a range of base and wall units, laminated working surfaces and splash-back tiling. Stainless steel sink & drainer, electric cooker point, plumbing for a washing machine and a window to the side elevation.

Inner Hall

Doors off to both bedrooms, lounge, bathroom and a storage cupboard.

Bedroom One

12'4 x 8'8

Fitted double wardrobe with sliding doors. window to the rear and a central heating radiator.

Bedroom Two

9'10 x 7'10

Currently used as a second sitting room and enjoying sliding patio doors to the rear garden. Central heating radiator.

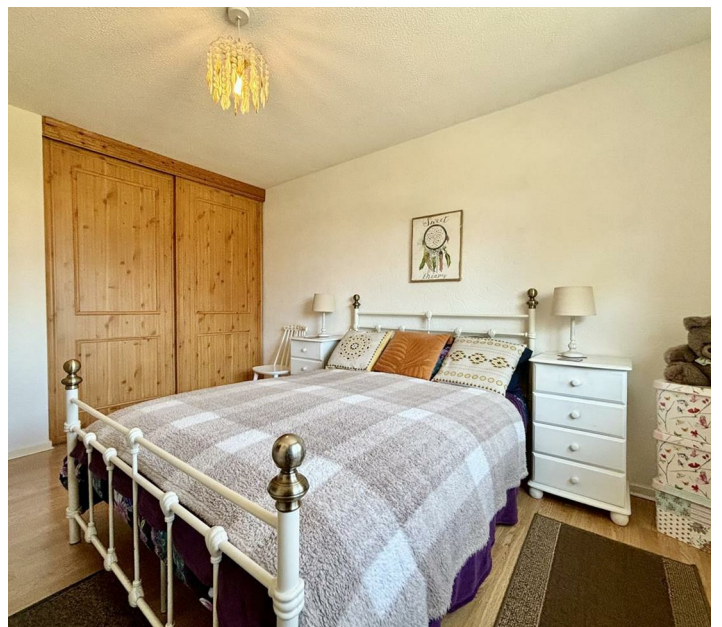
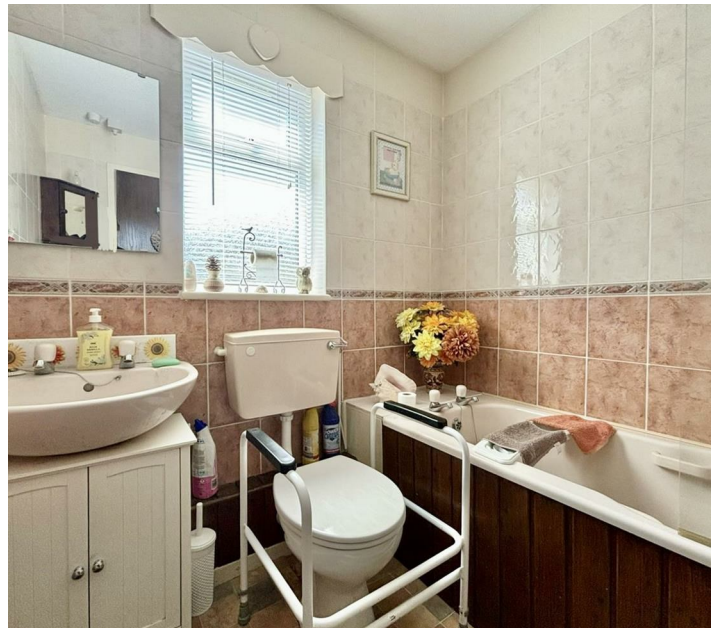
Bathroom

Panelled bath with electric shower over, pedestal wash basin and a low flush WC. Fully tiled walls, window to the side elevation and a central heating radiator.

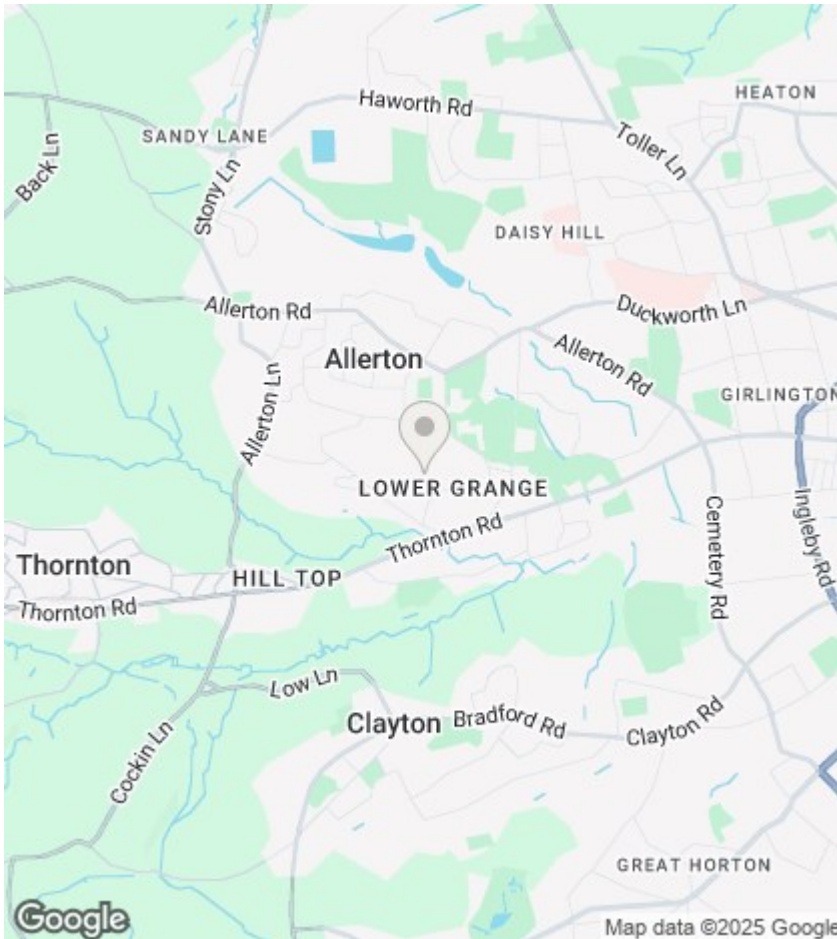
External

To the front and rear of the property are well maintained gardens, consisting of a paved patio, gravelled areas and well planted flower beds. A gated driveway runs down the side of the house to a detached single garage with power and light.

EPC & Floorplan to follow







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

