



22 Wellington Street, Queensbury, Bradford, BD13 1AP

By Auction £80,000

- TWO BEDROOM BACK TO BACK MID TERRACE
- SUBJECT TO RESERVE PRICE & BUYERS FEES APPLY
- MASTER BEDROOM & OCCASIONAL ROOM/ STUDY TO FIRST FLOOR
- FURTHER BEDROOM TO THE SECOND FLOOR
- ** CHAIN FREE **
- FOR SALE BY MODERN AUCTION - T & C's APPLY
- OPEN PLAN LOUNGE & KITCHEN
- MODERN HOUSE BATHROOM
- PAVED YARD/ GARDEN AREA TO THE FRONT
- GAS CENTRAL HEATING & DOUBLE GLAZING

22 Wellington Street, Bradford BD13 1AP

**** FOR SALE BY MODERN METHOD OF AUCTION ** CHAIN FREE **** Compact mid back to back terrace with two well-proportioned bedrooms, ideal for small families, couples or investors. Briefly comprising; Open plan lounge & kitchen, master bedroom, occasional room/ study & bathroom to the first floor, good size bedroom to the second floor. Located within easy reach of local amenities, walking distance to Tesco, close to local primary & secondary schools, short walk to the main bus route into Bradford and Halifax. **IDEAL FOR FIRST TIME BUYERS OR INVESTORS.**



Council Tax Band: A



MODERN METHOD OF AUCTION

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.

OPEN PLAN LOUNGE & KITCHEN

LOUNGE AREA

Open-plan lounge with frosted glass built in storage cupboard housing the boiler. Wall mounted modern electric fire, wood effect laminate flooring, UPVC front door,

KITCHEN AREA

Modern kitchen to the rear of the room with base & wall units in cream gloss, contrasting work surfaces, electric oven, fitted hob, extractor above, stainless steel sink, plumbing for an automatic washing machine, door to the cellar.

FIRST FLOOR LANDING

Stairs to the first floor, access to master bedroom, occasional room/ study and bathroom.

MASTER BEDROOM

Fitted storage cupboard with sliding frosted glass

doors, French doors leading to a Juliette balcony to the front.

OCCASIONAL ROOM / OFFICE

With borrowed light from the master bedroom via an internal window from the master bedroom. This property would make an ideal study/ home office, walk in wardrobe or an occasional room for guests.

BATHROOM

Modern three piece suite in white comprising; panelled bath with shower above, pedestal wash basin, low flush WC, tiled walls & window.

SECOND FLOOR BEDROOM

Good size double bedroom located in the attic, under eaves storage & Velux window.

GARDEN

Enclosed garden area to the front with paved patio seating area, wall boundary.





Directions

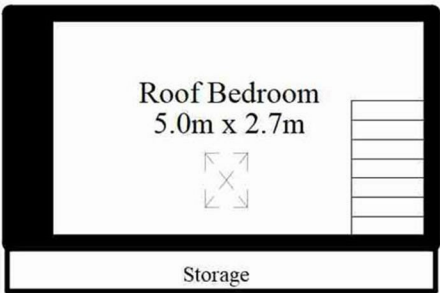
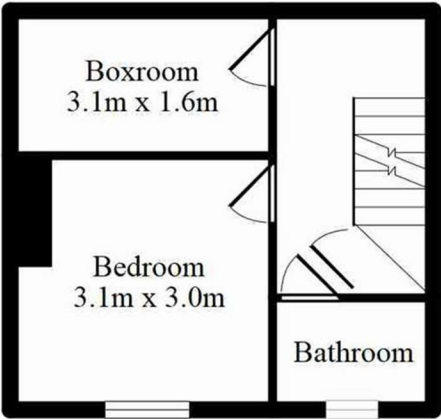
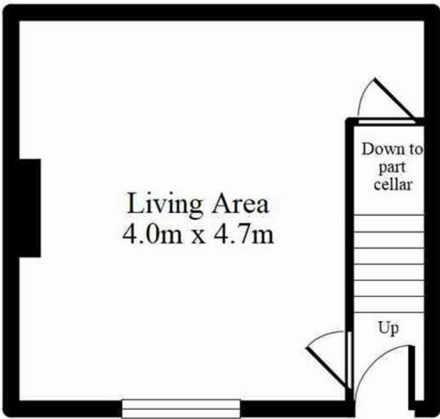
Viewings

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		
(69-80) C		
(55-68) D	68	77
(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 2025