bronte estates









3 Alma Street, Queensbury, Bradford, BD13 2HB

By Auction £75,000

- TWO BEDROOM MID THROUGH BY LIGHT TERRACE
- WELL PRESENTED THROUGHOUT
- NEWLY CARPETED LIVING ROOM WITH LOG BURNER
- TWO GOOD SIZE BEDROOMS
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- FOR SALE BY MODERN METHOD OF AUCTION
- ** AVAILABLE WITH NO CHAIN **
- MODERN KITCHEN AREA
- WALKING DISTANCE TO SHOPS, SCHOOL & BUS STOP
- SUBJECT TO RESERVATION PRICE, BUYERS FEES APPLY

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
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www.bronteestates.co.uk

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** FOR SALE BY MODERN METHOD OF AUCTION ** TWO BEDROOM MID-TERRACE ** WELL PRESENTED THROUGHOUT ** MODERN KITCHEN ** SOLID FUEL STOVE ** This well presented through by light terrace is for sale with NO ONWARD CHAIN and would ideally suit INVESTORS/ FIRST TIME BUYERS. The property has an open plan lounge & kitchen with log burner, two DOUBLE bedrooms and a house bathroom. Located within walking distance of a primary school and a host of other village amenities. BOOK A VIEWING TODAY by calling Bronte Estates 01274 884040

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Council Tax Band:







AUCTION INFORMATION
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ENTRANCE VESTIBULE
Front entrance door, cloak hooks, alarm panel, door to lounge.

OPEN PLAN LIVING AREA

LOUNGE AREA
14'9" x 14'9"
Newly carpeted living room, log burner set on a stone hearth, feature exposed wooden beams, central heating radiator, window to the front.

KITCHEN AREA
8'6" x 5'2"
Range of modern fitted base & wall units, contrasting work surfaces, stainless steel sink & drainer with mixer tap, fitted oven & hob with extractor above, window to the rear, under stairs storage area with a hatch in the floor to access the cellar.

STAIRS AND LANDING
Stairs leading to the first floor, window to the rear elevation at the top of the steps, access to the bedrooms and bathroom.

BEDROOM ONE
12'1" x 9'2"
Central heating radiator, window to the front.

BEDROOM TWO
11'9" x 8'2"
Central heating radiator, window to the front.

BATHROOM
7'10" (max) x 5'2"
L shape bathroom (measurements taken from the largest point), three piece suite comprising of; panelled bath with electric shower above, pedestal wash basin, low flush WC, central heating radiator, window to the rear.



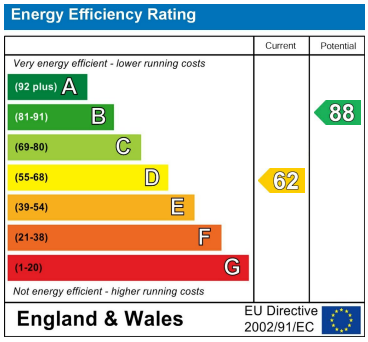
Directions

Viewings

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

EPC Rating:

D



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