



## 41a Evelyn Terrace, Queensbury, Bradford, BD13 1LF

Auction Guide £70,000

- ONE BEDROOM FIRST FLOOR APARTMENT
- MODERN METHOD OF AUCTION
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- READY TO MOVE IN
- LARGE LOFT SPACE
- STUNNING PANORAMIC VIEWS
- CASH BUYERS ONLY
- NO CHAIN
- IDEAL FOR INVESTORS
- SPACIOUS AND WELL PRESENTED



# 41a Evelyn Terrace, Bradford BD13 1LF

**\*\* MODERN METHOD OF AUCTION \*\* CASH BUYERS ONLY \*\* NOT TO BE MISSED \*\* ONE BEDROOM FIRST FLOOR APARTMENT \*\* STUNNING PANORAMIC VIEWS \*\* SPACIOUS AND WELL PRESENTED THROUGHOUT \*\* GAS CENTRAL HEATING & UPVC DOUBLE GLAZING \*\* LARGE LOFT SPACE \*\*** This well presented, spacious one bedroom apartment is an ideal home for a single person or couple and is 'ready to move in'. The property contains a hallway with stairs leading to the first floor landing, branching out to the lounge, kitchen, bathroom and bedroom with a hatch providing access to the loft. The location of the apartment provides stunning panoramic views to the rear.



Council Tax Band: A



## **HALL**

Central heating radiator, UPVC door and window, stairs leading to the first floor.

## **LANDING**

15'5 x 6'10

Central heating radiator, loft hatch, doors leading to all first floor rooms.

## **LOUNGE**

21'0 x 7'8

Windows to the side and rear, two central heating radiators. Stunning panoramic open views.

## **KITCHEN**

13'8 x 6'2

Range of fitted base and wall units, laminated work surfaces with splashback tiling. Window to the side, central heating boiler, integrated electric hob, oven, extractor. Plumbing for a washing machine and stainless steel sink and drainer.

## **BEDROOM**

13'8 x 8'0

Fitted double wardrobe, window to the side, central heating radiator.

## **BATHROOM**

Recently refurbished white bathroom suite to include panelled bath with shower above and glass shower screen, pedestal wash basin, low flush W/C, double glazed windows, central heated towel rail, fully tiled walls.

## **LOFT**

Large part boarded loft, accessed via drop down ladder.

## **CAN BE SOLD FULLY FURNISHED**

## **MODERN METHOD OF AUCTION DETAILS**

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.

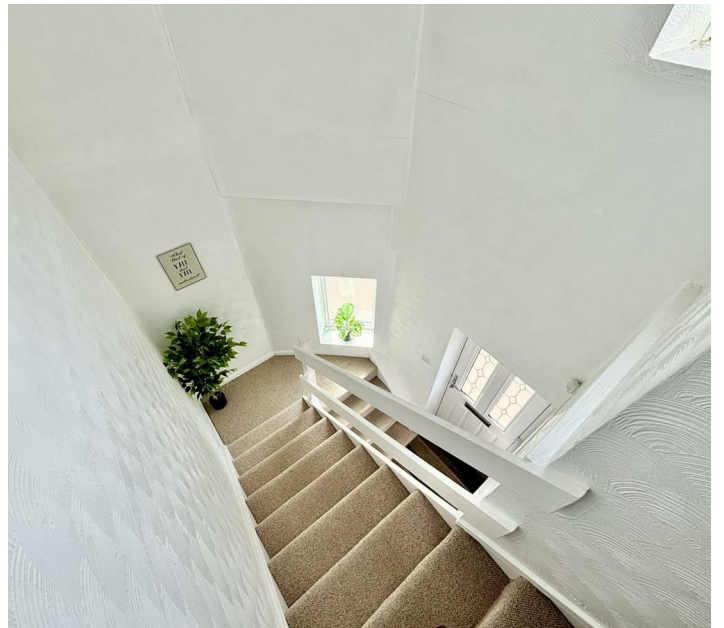
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT

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.

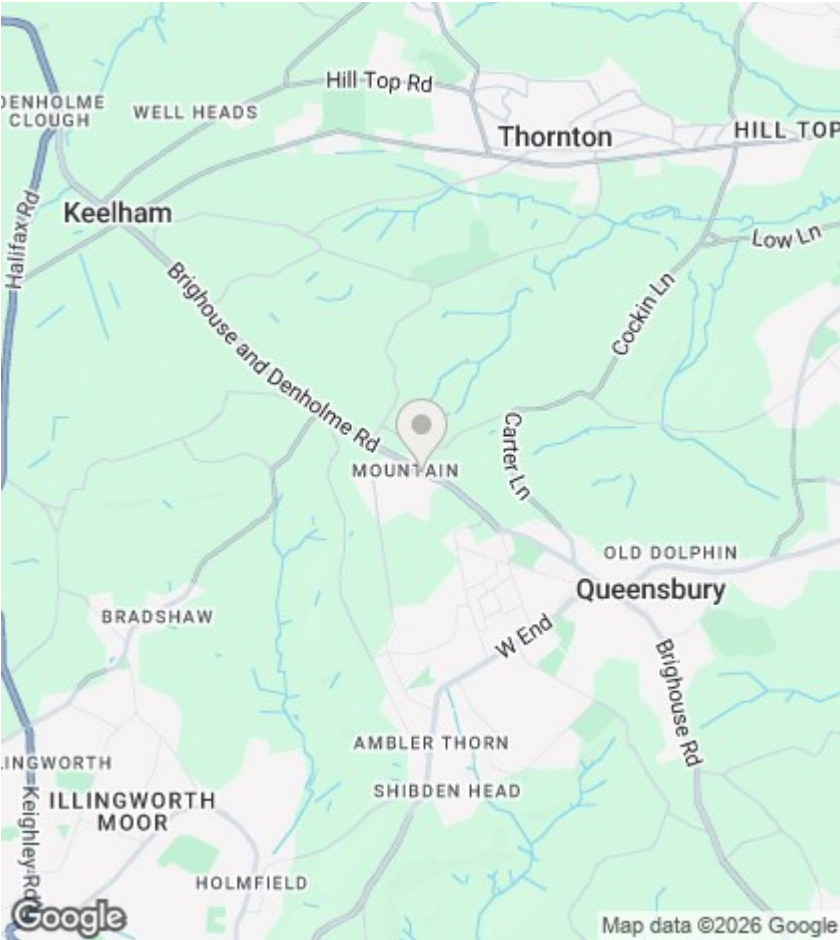
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.











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		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC