



35 Haslam Close, Bradford, BD3 0RJ

Auction Guide £40,000

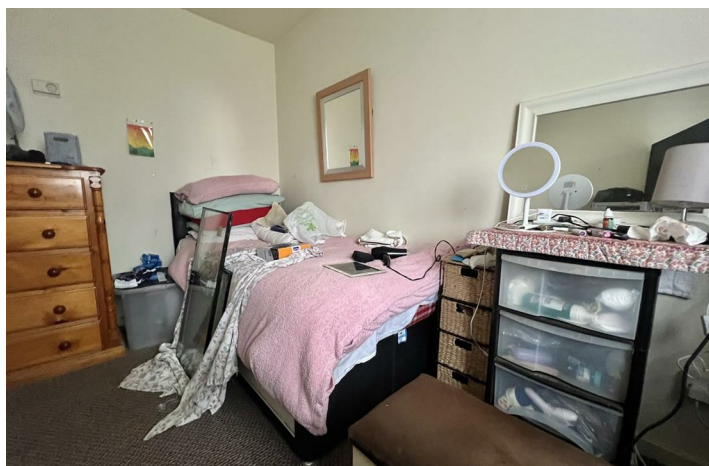
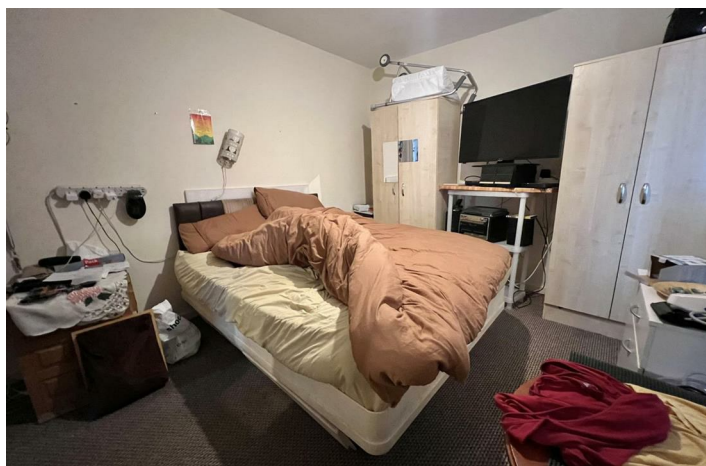
- TWO BEDROOM APARTMENT
- CURRENT RENTAL INCOME OF £525PCM
- CONVENIENT LOCATION
- SEPARATE LIVING ROOM AND KITCHEN
- TENANT IN SITU
- SOLD VIA MODERN METHOD OF AUCTION
- BUY TO LET INVESTORS ONLY
- NO ONWARD CHAIN

35 Haslam Close, Bradford BD3 0RJ

TWO BEDROOM FLAT WITH TENANT IN SITU BEING SOLD VIA THE MODERN METHOD OF AUCTION!



Council Tax Band: A



Property Description

TWO BEDROOM APARTMENT WITH TENANT IN SITU Brought to the market via the Modern Method of Auction is this TWO BEDROOM apartment just outside of Bradford City Centre currently with a tenant in situ, The property has it's own external staircase leading to an INTERNAL ENTRANCE HALL and briefly comprises a LIVING ROOM, SEPARATE KITCHEN, two bedrooms and bathroom. Viewings by appointment only and bidding placed via IAmSold.

Accommodation

Entrance Hall

Leading to all rooms within the apartment with built in storage cupboard and electric heater.

Living Room

11'04 x 15'08

With a double glazed window and electric heating radiator.

Kitchen

6'05 x 9'07

Fitted with wall and base units, an electric cooker, space undercounter fridge, plumbing for washing machine, a sink and drainer and double glazed window.

Bedroom One

13'03 x 9'09

A double bedroom with electric heating and a double glazed window.

Bedroom Two

7'05 x 11'05

A second bedroom with a double glazed window and electric heating.

Bathroom

A part tiled bathroom with a three piece suite consisting of a bath, electric shower, a wash hand basin and a w/c.

External

The property has a low maintenance yard, ideal for a bin store which leads to the main entrance of the apartment.

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.

