

21 Albert Street, Queensbury, Bradford, BD13 1AT

Auction Guide £60,000

- FOR SALE BY THE MODERN METHOD OF AUCTION
- ** CASH BUYERS ONLY **
- BUYERS FEES APPLY
- MODERN KITCHEN & BATHROOM
- NEW CARPETS AND FLOORING
- TWO BEDROOM END BACK TO BACK
- TERMS & CONDITIONS APPLY, SUBJECT TO A RESERVE PRICE
- PRICED TO SELL.... VIEW, BID & BUY!
- GAS CENTRAL HEATING
- MINIMAL WORKS NEEDED TO FINISH

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**** CASH BUYERS ONLY ** END TERRACE BACK-TO-BACK ** TWO BEDROOMS PLUS LOFT ROOM ** FOR SALE BY MODERN METHOD OF AUCTION ** NEW KITCHEN & BATHROOM **** Bronte Estates are pleased to offer for sale this interesting end terrace property in Queensbury. Having had many improvements in recent years, the property is an unfinished project and just requires finishing off. To the ground floor is a lean-to conservatory (requiring repair) leading to a modern fully fitted kitchen and a spacious lounge. Stairs lead off to a landing area, two bedrooms and a modern bathroom suite. From the landing is a hatch to an occasional bedroom with a Velux window. New flooring throughout, redecorated and has gas central heating. **VIEW NOW!**



Council Tax Band: A



Auctioneers Comments

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 Porch / Conservatory

10'3 x 6'1

UPVC door and windows, tiled floor and a central heating radiator. Requiring repair.

Kitchen

13'2 x 6'5

A modern fully fitted kitchen (never used) including an electric oven, gas hob, extractor, boiler cupboard, window to the side and a tiled floor. Central heating radiator.

Lounge

15'4 x 14'7

A well proportioned reception room with two windows to the front elevation, central heating radiator, opening for a fire, fitted shelving and a door off to the cellar. Stairs lead up to the first floor landing.

Cellar

Providing further storage space.

First Floor

Landing area with an airing cupboard and an opening to the loft room.

Bedroom One

10'6 x 7'4

Window to the front elevation and a central heating radiator.

Bedroom Two

7'3 x 5'3

Window to the front elevation and a central heating radiator.

Loft Room

11'3 x 6'6

A useful loft space that is decorated, has vinyl flooring, power, lights and a Velux window. The owner informs us there was a small staircase from the landing leading up to this room but this was removed when the new bathroom was fitted. The staircase is currently dismantled in the lounge. Ideal for storage or an occasional bedroom.

Bathroom

8'1 x 6'8

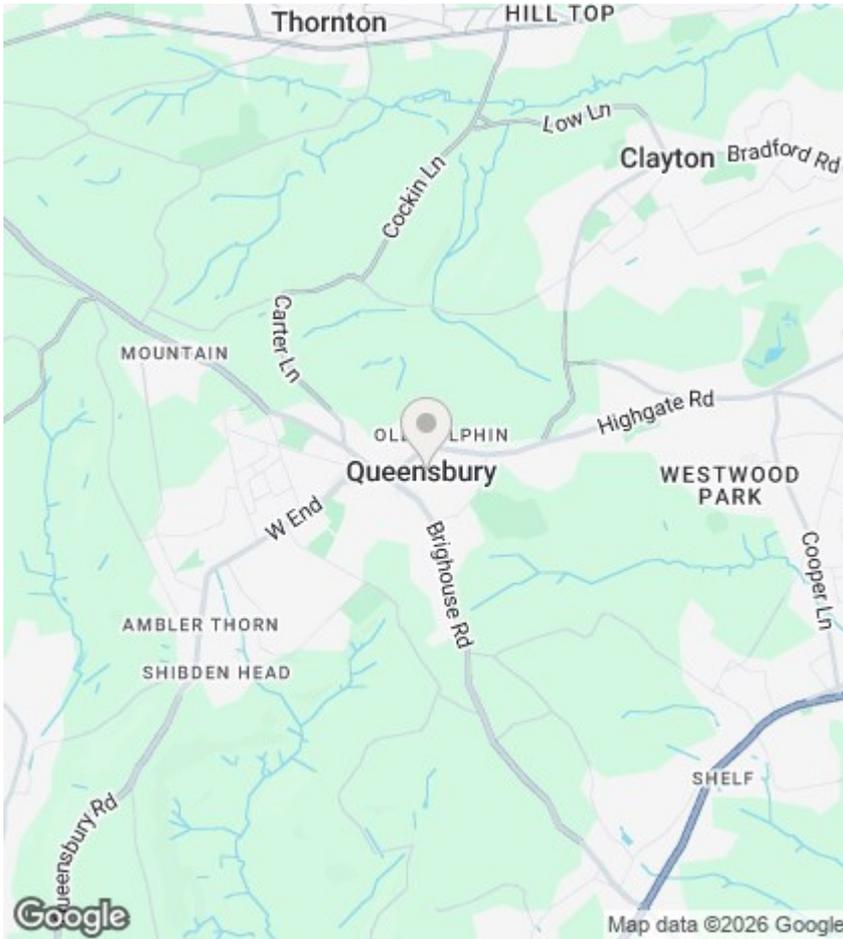
A modern fully tiled bathroom consisting of a panelled bath with a shower tap attachment, washbasin with storage below and a low flush WC. Window to the side elevation, tiled floor and a chrome heated towel rail.

External

Small paved patio garden to the front with an outside tap.







Directions

Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	