

## Independent Street, Bradford, BD5 Starting Price £69000 Please fees

\*\*\*For sale by Modern Method of Auction Starting Bid Price £69,000, plus Reservation Fee NO CHAIN\*\*\*  
\*\*\*Ideal for Investors Or First Time Buyers\*\*\* Your Choice Estate Agents are please to offer a well presented to the market with vacant possession is this two bedroom terraced house. The living accommodation briefly comprises: open plan living/kitchen, stairs to the cellar, stairs to the first floor landing giving access to the bedrooms and bathroom. Outside to the rear of the property is a garden. Viewing highly recommended via appointment only.

**Guide Price**  
**£69,000**

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: info@ycea.co.uk  
Website: www.yourchoiceonline.co.uk



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**Open Plan Living/Kitchen Area**

Entrance door opens onto the open plan living/kitchen area. Here there is a central heating radiator, three windows one to the rear elevation and the other two to the side elevations, stairs leading down to the cellar and stairs leading to the first floor landing. The kitchen area has a range of fitted wall and base units, splash back tiling, sink and drainer, hob with oven below and extractor above.

**Cellar**

Door with stairs leading down to the cellar providing a useful storage area.

**First Floor Landing**

Giving access to the two bedrooms and bathroom.

**Bedroom One**

Having a window and central heating radiator.

**Bedroom Two**

Having a window and central heating radiator.

**Bathroom**

Having a three piece suite comprising of a panel enclosed bath, wash basin, low flush WC, part tiled walls, central heating radiator and window.

**Outside**

Garden providing useful outside space.

**EPC RATING ;D**

<https://find-energy-certificate.service.gov.uk/energy-certificate/1100-3801-5022-2126-1123>

**Council Tax Band - A**

**Viewing arrangements**

Strictly by prior telephone appointments with sole selling agents, Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -

04.00pm

Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation



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For Sale by Modern Method of Auction – T & C's apply

Disclaimer

For sale by Modern Method of Auction Online .

Terms

The auction for this property will be conducted online through our online-bidding platform. This is a "Timed Auction", so there are no other lots being sold alongside this property.

The time slot for the auction is displayed on Your Choice Auctions' website. To view this, search for the property on their website. Then click onto the property to view the property details. The time remaining to bid and end date of the auction is displayed on the page.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.

When you place your bid, you are deemed to have agreed to Your Choice Auctions' Buyers Terms (England & Wales) which are available on Your Choice website.

Auction type - Conditional with Fixed Fee

If you are the highest bidder when the auction for the property comes to an end, you will enter into a reservation agreement with the seller. You must then pay the applicable reservation fee. You will then have 56 business days within which to exchange contracts and complete the sale, unless the Special Conditions of Sale contained within the Legal Pack specify a different time limit. If you fail to do so, you may lose your reservation fee. During the 56-business day reservation period, the seller is not able to accept other offers.

Auction Fees

The following non-refundable fees apply:

Buyer's Fee- payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property.

Either:

(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000

(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000

The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price.

Deposit

On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards as part of the purchase price.

Payment Method

When you register to bid, you will be prompted to provide your payment details to Your Choice Auctions. In the event that you are the winning bidder, your card will automatically be charged a proportion of the Buyer's Fee & Deposit. The payment will be calculated based on the guide price of the property, in line with the fee scale described above. Where the actual purchase price is higher than the guide price, you will be required to pay the difference immediately after the end of the auction, which can be paid by debit card or bank transfer. Payment by cash or cheque will not be accepted.

Example: If you win the bid on a property with a guide price of £150,000, but the actual purchase price is £170,000. At this point your bid is successful you will be charged as follows:

Buyer's Fee of £7,200- 4.8% of guide price

Deposit of £7,500- 5% of the guide price

As the actual purchase price amounted to £170,000, after the auction, you will be required to pay the following additional amounts on top of the initial payment:

£960 for Buyer's Fee shortfall (£8160 due as 4.8% of actual purchase price)

£1,000 for Deposit shortfall (£8500 due as 5% of actual purchase price)

Legal Pack

Before bidding, you must view the legal pack for the property. This is the collection of legal documents that apply to the sale. The documents will include but are not limited to: Special Conditions of Sale, title documents from the Land Registry and Energy Performance Certificate.

To view the legal pack, first search for the property on Your Choice Auctions' website and click onto the property to view the property details. There will be a sub-heading "Legal Documents". Underneath this, you will be prompted to "Log in to view the legal documents". Follow this link, you will then be directed to create an account with Auction Passport to view the documents. The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale.

Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

Any successful buyer will pay this to secure the sale. \*\*The reservation fee is in addition to the purchase price\*\*. Please take this into account when bidding.

A reservation fee is payable by the buyer only when the seller chooses pay no fees to sell via this method. As sellers pay no fees to sell, this is usually taken into account with a lower reserve price as result.

This property is being sold under the Modern Method of Auction, which requires the completion of the purchase to be within 56 days, although all reasonable endeavors must be made to exchange contracts within 28 days following the Draft Contract being received by the Buyer's Solicitor. For More details please check with your solicitors.

A non-refundable Reservation fee must be paid by the buyer by 3pm on the same day following the conclusion of the auction or acceptance of an offer. This must be paid by cleared funds to the auctioneer who will issue an acknowledgement of reservation and purchase agreement in the 28 day period following the auction or the date of acceptance of the offer.

Buyer Other Fees to Consider

There are no other fees or charges payable to the Auctioneer however, there are other costs to consider such as:

- You will need a Solicitor to act for you during the conveyancing and your Solicitor will advise you in relation to the associated costs. If you do not have a Solicitor, we can recommend the services of one of our recommended Solicitors who are all selected prior for their expertise in Auction Transactions. Please call the number below for more information.
- Stamp Duty Land Tax (SDLT) is applicable if you buy a property or land over a certain price in England, Wales or Northern Ireland. Please click here for more information. Please check with your solicitor prior to bidding or placing the offer to plan your purchase.

Registration Process

To register to bid on the property, search for the lot on Your Choice Auctions' website. Click onto the property, follow the link to "Log in/register to bid", and you will then be directed to create an account with the online-bidding platform provider, Offr.

Need More Information?

For further information or to speak to one of our team, please call 01274 493333. or email us on [info@ycea.co.uk](mailto:info@ycea.co.uk)



## Your Choice Estate Agents

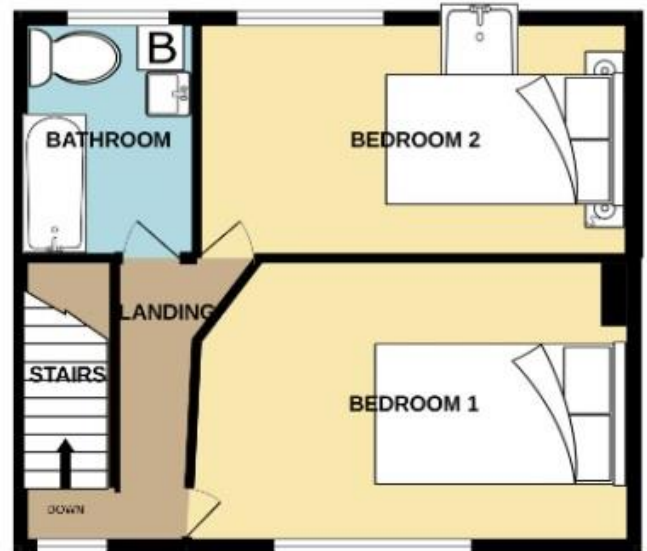
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Website: [\\$WEBSITE\\$](#)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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