



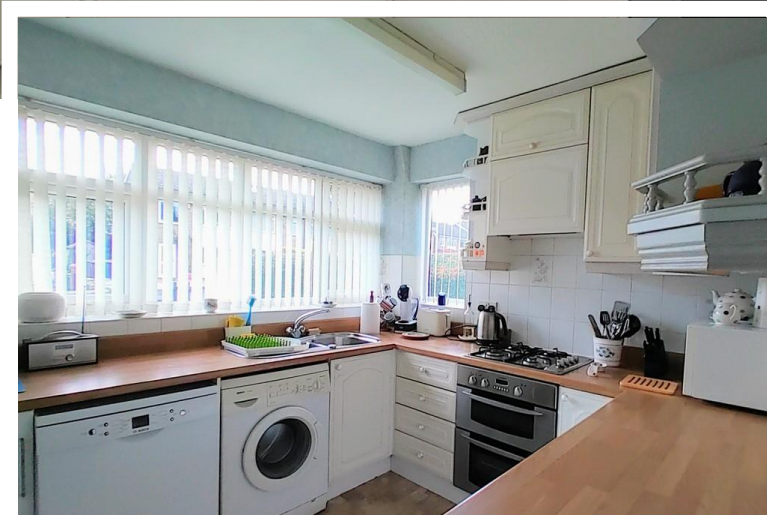
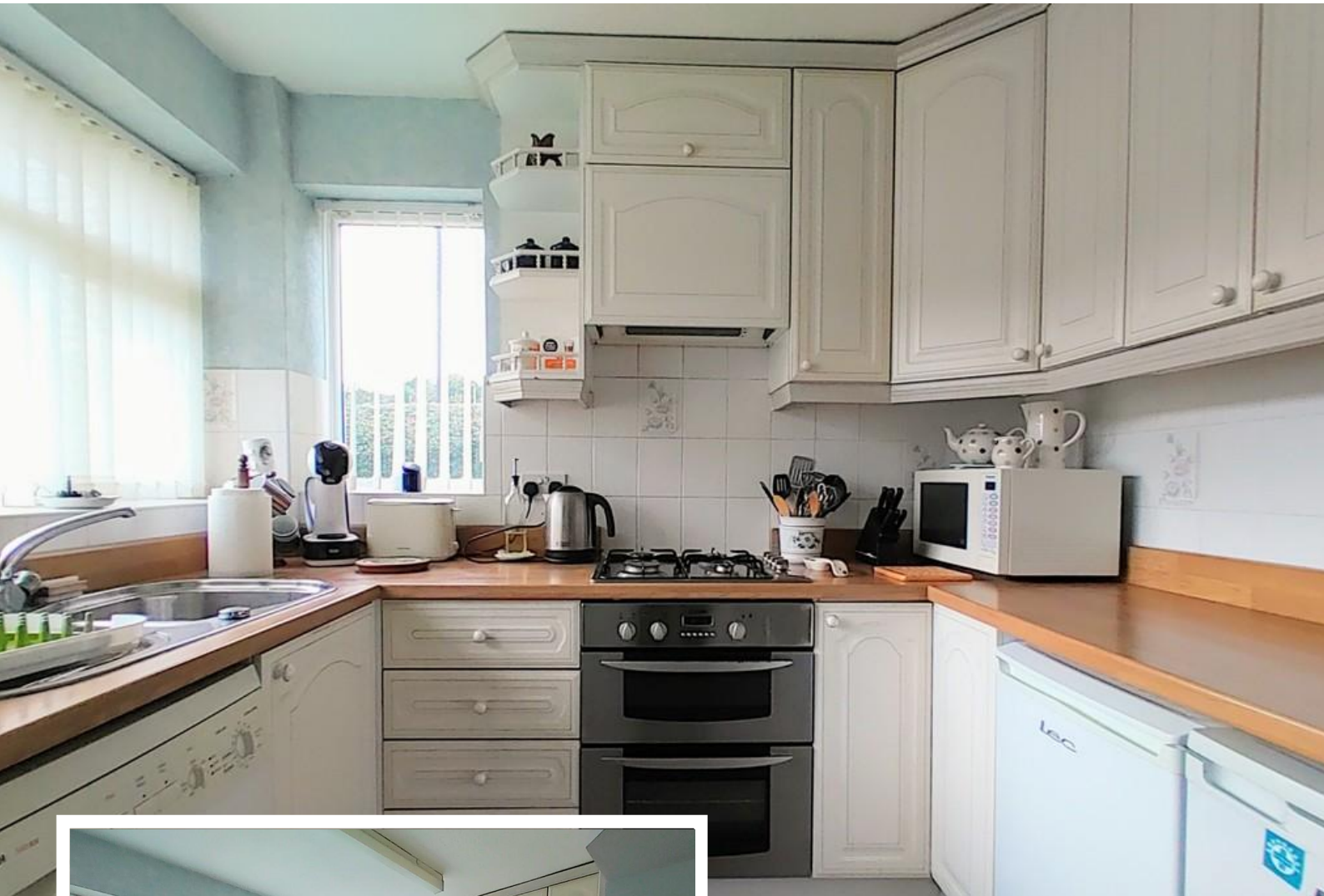
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86 Pentland Avenue

- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- View, Bid & Buy
- Online Bidding Available

Starting Bid £145,000
EPC Rating '68'





Property Description

**** TWO BEDROOM TRUE BUNGALOW ** SEMI DETACHED ** CORNER PLOT ** GARDENS TO THREE SIDES ** SINGLE DETACHED GARAGE **** This well maintained bungalow sits on a good-sized plot and benefits from gas central heating, UPVC double glazing, fitted kitchen, shower room and is sold with NO CHAIN. The property is well presented and has well-kept gardens, storage space in the loft, fitted wardrobes and a popular location in Clayton. Early viewing is advised. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Shower Room, Loft, Gardens & Garage.

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 Limited

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 (for standard Grade 1 properties). 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 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

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

PORCH

White UPVC side entrance porch with door, window and a tiled floor. Door to the inner hallway. The porch was newly fitted in 2021.

ENTRANCE HALL

An 'L' shaped hallway with doors off to all rooms, central heating radiator, hatch to the loft space with drop down ladder and a good-sized storage cupboard housing the central heating boiler.

LOUNGE

17' 0" x 10' 9" (5.18m x 3.28m) Bay window to the front elevation, Living flame gas fire with marble back & hearth and a polished wood surround. Central heating radiator.

KITCHEN

10' 7" x 8' 9" (3.23m x 2.67m) Fitted kitchen with a good range of base and wall units, laminated work surfaces and tiled splash-backs. Plumbing for a washing machine & dishwasher and a stainless steel one and a half bowl sink and drainer. Integrated electric double oven, four ring gas hob and an extractor above. Windows to the front and side



elevations and a central heating radiator.

BEDROOM ONE

11' 8" x 10' 7" (3.56m x 3.23m) Fitted with a good range of all-to-wall wardrobes, drawers and cupboards. Exterior door and windows to the rear elevation and a central heating radiator.

BEDROOM TWO

8' 10" x 7' 8" (2.69m x 2.34m) Window to the rear elevation and a central heating radiator.

SHOWER ROOM

A fully tiled shower room comprising of a corner shower cubicle with glass sliding doors and an electric shower, push button WC and a pedestal washbasin. Fully tiled walls, window to the side elevation and a central heating radiator.



EXTERIOR

To the front of the property is a lawn with well-kept flower bed borders. A further lawn runs down the side of the property with hedge screening providing a good degree of privacy. At the rear is a low maintenance flagged patio area with a gate leading to the garage. There is also a side entrance door into the garage from the garden. Single detached garage with UPVC window and 'up and over' door.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

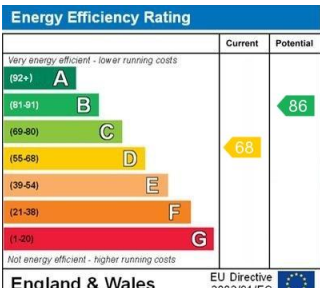
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.