



St. Marys Road, Bradford, BD9 Starting Price £150,000

For Sale by Modern AuctionYour Choice Estate Agents are please to Offer to the market with vacant possession is this large 4 bedroom mid terraced property benefiting from gas central heating and double glazing. The living accommodation briefly comprises; Entrance hall, two living rooms, Separate original extended Kitchen Two first floor bedrooms , bathroom and two large attic double dormer bedrooms. To the outside of the property there is a garden with steps leading to lawn garden area with flower beds. Average size garden to the rear elevation, Viewing highly recommended.

Guide Price
£150,000

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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For Sale by Modern Auction – T & C's apply**VIRTUAL VIEWING TOUR AVAILABLE***

Property comprises of.

A larger-than-average 4/5 bedroom family home. Set in the heart of Mannigham with access to good and varied local shops and excellent award-winning schools. There are good transport links in and out of Bradford City Center as well as Bingley and Shipley.

Ground floor.

Entrance Hall

Main entrance door, Fully carpeted with radiator leading to the ground floor area,

Living Room

Large uPVC bay window, central heating radiator, carpeted

Sitting Room

Large room giving an alternative to using as a sitting room leading to the first floor

Separate Kitchen

Comprising of solid wall and floor kitchen units offering excellent storage facilities and workspace, with gas hob and electric oven, stainless steel sink and plumbing for washer.

Stairs/Landing

Solid stair case with banister leading to the two floors

FIRST FLOOR LANDING

Having doors to the bedrooms, bathroom and stairs to the attic room.

Bedroom 1 .

Having a window to the front elevation, central heating radiator.

Bedroom 2 .

Having a window to the rear elevation, central heating radiator.

BATHROOM

Having a three piece suite comprising of a panel enclosed bath, wash basin and low flush w.c. There is a window to the rear elevation, central heating radiator and part tiled walls.

Stairs/Landing

Solid stair case leading to the top floor.

Bedroom 3

The dormer window with uPVC gives great views. Central heating radiator.

Bedroom 4

The dormer window with uPVC gives great views. Central heating radiator.

Outside

To the front of the property there is a lawn garden with step and flower beds. To the rear the garden is designated concreted area facility from rear service road.

TENURE: FREEHOLD

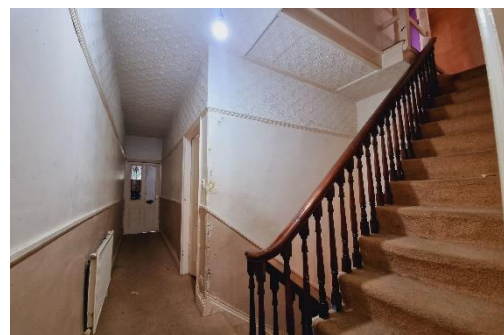
COUNCIL TAX BAND B

EPC RATING D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9138-8919-7249-3604-0960>

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Auction Start Time 14th of October 2022



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End Date 21st of October 2022 10am

Please visit the link below to make Offer or BID

VIRTUAL VIEWING TOUR PLEASE VISIT LINK BELOW

Fees

This property is sold subject to payment of a non-refundable reservation fee of 4% to a minimum of £6,000.00 including VAT.

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 Information Pack

If the Buyer Information Pack has been produced and provided by Your Choice any successful purchaser will be required to pay £300.00 (including VAT) towards the cost of the preparation of the pack. These can then be used by your solicitor to progress the sale.

Buyer Fees

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.

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

VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm

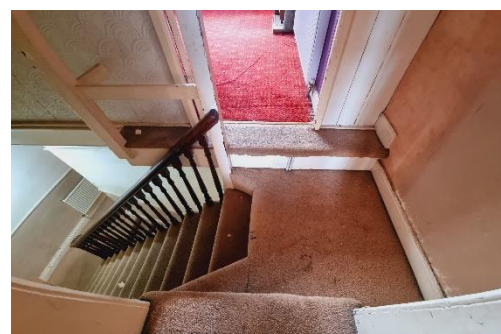
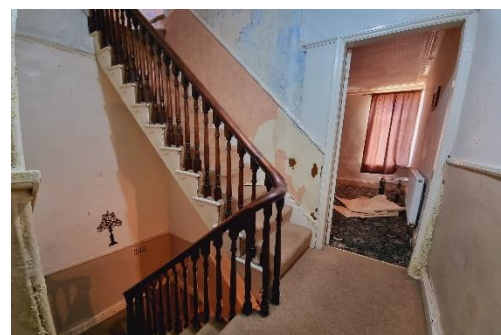
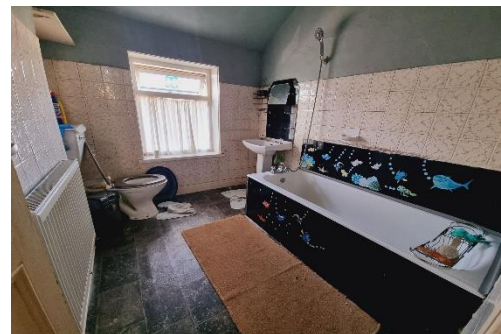
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -04.00pm

Are you thinking of selling or even letting your property!

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

NO SALE OR LET – NO CHARGE

For more details or to make an appointment please contact the above office at your earliest convenience.



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49, St. Marys Road, Manningham, Bradford, BD9 4QQ
Terraced House

UPRN: 100051221105

Price Estimate: £217,036

Land Registry: Title Number(S) WYK114565

Tenure: Freehold

Last Sold Price: No Recent Sale Found

Local Authority: Bradford Mdc

Conservation Area: North Park Road (Bradford), Bradford

Floor Area: 1,754.52 ft² / 163 m²

Mobile Coverage: EE, Vodafone, Three, O2

Last Sold Date: No Recent Sale Found

Council Tax Band: B

Annual Price: £1,444.70 (min)

Flood Risk: Very Low

Plot Size: 0.04 Acres

Broadband: Basic (18 Mbps), Superfast (80 Mbps), Ultrafast (1000 Mbps)

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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