

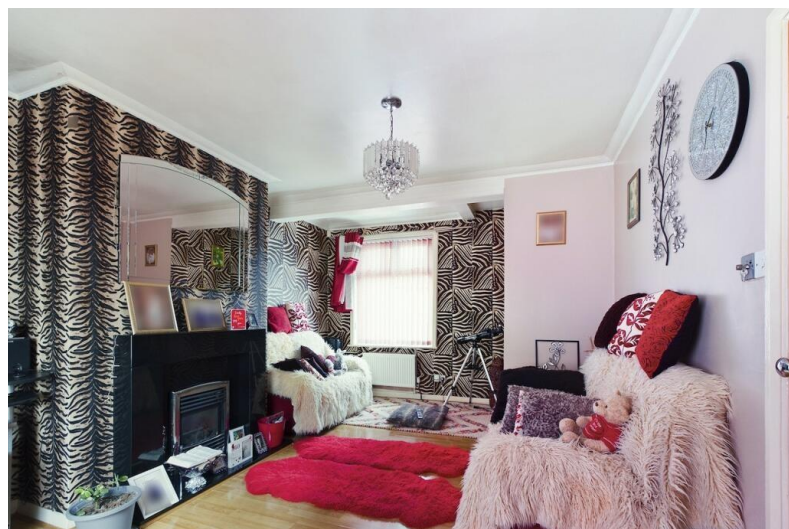


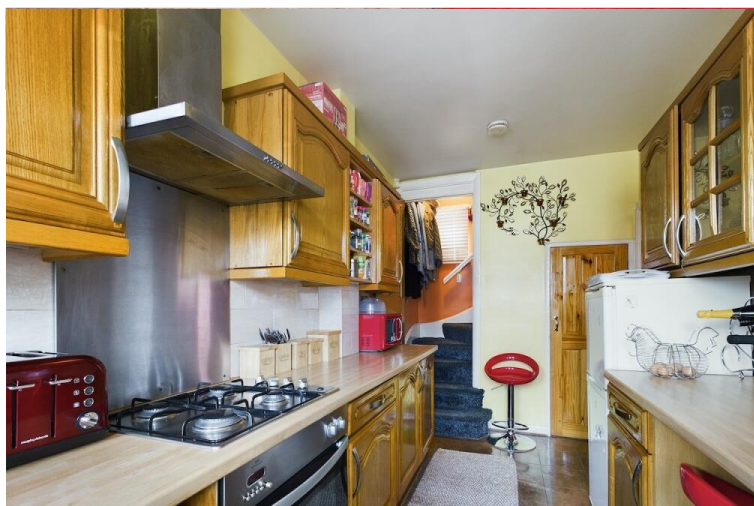
www.whitneys.co.uk

18 Carr Bottom Road

- BEING SOLD BY ONLINE AUCTION
- BUYERS FEES APPLY
- GARDEN FRONT & REAR
- WELL MAINTAINED

Starting Bid £115,000
EPC Rating '57'





Property Description

**** FOR SALE BY MODERN METHOD OF AUCTION ****
IDEAL FAMILY HOME** Whitney's are pleased to offer for sale this well presented, three bedroom mid-terrace property in BD5 that benefits from gas central heating, UPVC double glazing, off-road parking, plus excellent access to amenities, transport links and motorway networks. Briefly comprising of: Lounge, Dining Kitchen, Three Bedrooms & Bathroom. Low maintenance gardens front & rear and off-road parking.

LOUNGE

17' 3" x 11' 9" (5.26m x 3.58m) Windows to both the front and rear elevations, composite front entrance door, central heating radiator and a modern Black granite fireplace with living flame gas fire.

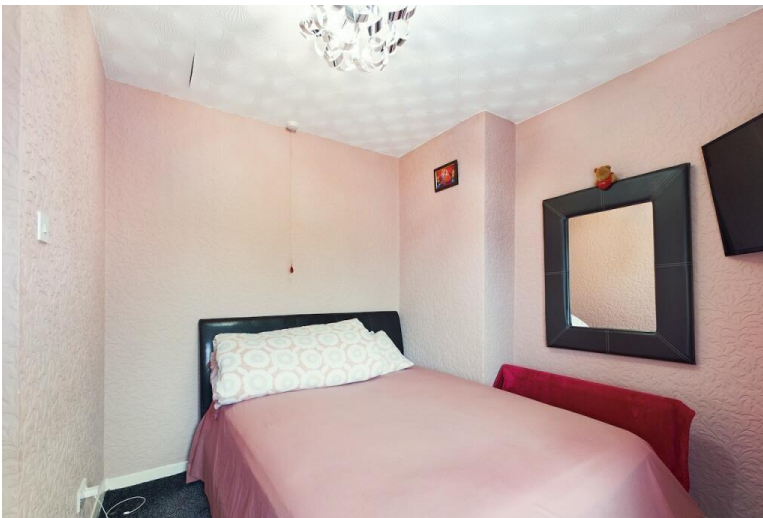


KITCHEN/DINER

13' 11" x 7' 0" (4.24m x 2.13m) Fitted with a range of base and wall units, laminate work surfaced and splash-back wall tiling. Integrated electric oven, gas hob and a chimney style extractor, along with a stainless steel sink & drainer and plumbing for a washing machine. Two windows to the rear elevation and an external door to the rear garden. Stairs to the first floor with window and a useful under-stairs storage cupboard.

FIRST FLOOR

Landing with window to the front elevation.



BEDROOM ONE

11' 10" x 9' 9" (3.61m x 2.97m) Window to the rear and a central heating radiator.

BEDROOM TWO

8' 4" x 7' 2" (2.54m x 2.18m) Window to the front and a central heating radiator.

BEDROOM THREE

8' 2" x 7' 1" (2.49m x 2.16m) Window to the rear and a central heating radiator.

BATHROOM

7' 2" x 5' 5" (2.18m x 1.65m) A fully tiled bathroom with a modern white suite, comprising of a panelled bath with thermostatic shower over, pedestal washbasin and a push-button WC.



EXTERNAL

To the front of the property is a paved, low maintenance garden with wrought iron fence and gate. To the rear is a secure, paved garden/driveway offering off-road parking for one car and a lockable wrought-iron gate.

****WEEKEND VIEWINGS ONLY****

Please call or visit [GOTO Online Auctions](#) for more information.

This property is for sale via Modern Method of Auction. This is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the VAT - this secures the transaction and takes the property off the market.





The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Online Auction team at GOTO Group.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact: Whitneys Estate Agents



Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6,600 including VAT and a Legal Pack fee of £354 including VAT. This secures the transaction and takes the property off the market.

PURCHASE DETAILS:

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



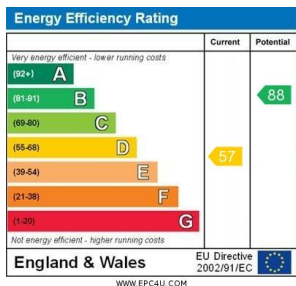
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and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