



## Brantwood Drive, Bradford, BD9

### \*\*\*For Sale by Modern Method Auction\*\*\*

Your Choice estate Agents are pleased to offer on the market a semi-detached home, located on a peaceful, neighbourhood street known as Brantwood Drive in the Daisy Hill district of Bradford, is now available at auction. This residence is presented with a Guide Price Weekly Unknown, offering an exciting opportunity for both residential buyers and investors alike. This charming property boasts three tastefully decorated bedrooms, one well-appointed bathroom and two spacious reception rooms. The Property is currently tenanted and will be offered as vacant possession unless sold otherwise. Viewing Highly Recommended

**Starting Price  
£150,000**

**Your Choice Estate Agents**

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
Website: [www.yourchoiceonline.co.uk](http://www.yourchoiceonline.co.uk)

**OPS**  
The Deposit Protection Service

**The Property  
Ombudsman  
SALES**

**The Property  
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As you make your way to the entrance of this welcoming property, you are immediately met with a delightfully landscaped front garden, lending the house a warm and inviting kerb appeal. The elegance of the exterior is an inviting precursor to the home within. The property is arranged over two floors, with the entry leading straight to the ground floor.

Upon entering, you are greeted with a capacious hallway that branches into two sizable reception rooms. Both rooms are bathed in natural light and space for any family oriented activities or hosting guests. The kitchen has all the appliances one can expect from a rental family home. The first floor comprises of three bedrooms and a family bathroom.

The outdoor space further adds value to this lovely residence. A delightful backyard space serves as an ideal space for outdoor dining or entertaining during the summer months. Finally, the practical benefits of this family home include a significant amount of storage space, off-street parking, and close proximity to local amenities.

Whether you are a family looking for a warm and welcoming space, an investor eyeing a high-potential property or a first-time buyer stepping onto the property ladder, this delightful semi-detached house is sure to meet your needs. Don't miss out on this unique opportunity to acquire a property that promises comfort, space and functionality in an attractive residential area.

#### The Property comprises of :

##### Ground Floor

Entrance Hall - With radiator and under stairs storage.

Lounge - With radiator and bay window.

Family sitting Room With electric fire in fireplace surround, radiator, French doors to rear.

Dining sitting open plan kitchen With a range of wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer.

##### First Floor -

Bedroom One With radiator.

Bedroom Two With radiator.

Bedroom Three With radiator.

Bathroom - Three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, towel radiator.

Exterior - To the outside there is a gated driveway providing ample parking, garage and a patio garden to the side & rear.



#### Council Tax Band B,

Annual Price: £1,445 approx

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<https://find-energy-certificate.service.gov.uk/energy-certificate/8534-7425-2490-6332-0906>

#### Viewing arrangements

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

Contact us today on 01274 493333 or via info@ycea.co.uk

Normal opening hours Monday to Thursday 09.00am -05.30pm However Please check before due to covid-19.

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

Your choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

#### Directions

Please follow your satnav for better directions

##### Tenure

The property is believed to be freehold

Services we offer and arrange:

- Residential Sales & Management
- Commercial Sales & Lettings
- Property Portfolio Management

#### Residential & Commercial Mortgages

- Property & Business insurance
- Property repairs of all types
- Accommodation reports for immigration.

Are you thinking of selling or even letting your property!

no sale or let - no charge



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

### Disclaimer

### For sale by Conditional Online Auction.

#### Terms

##### Auction Method:

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.

It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

##### Buyer Information about legal 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.

##### Special Conditions of Sale

The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property - they are not part of Your Choice Auctions' terms and conditions. The 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 endeavours 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

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GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

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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