



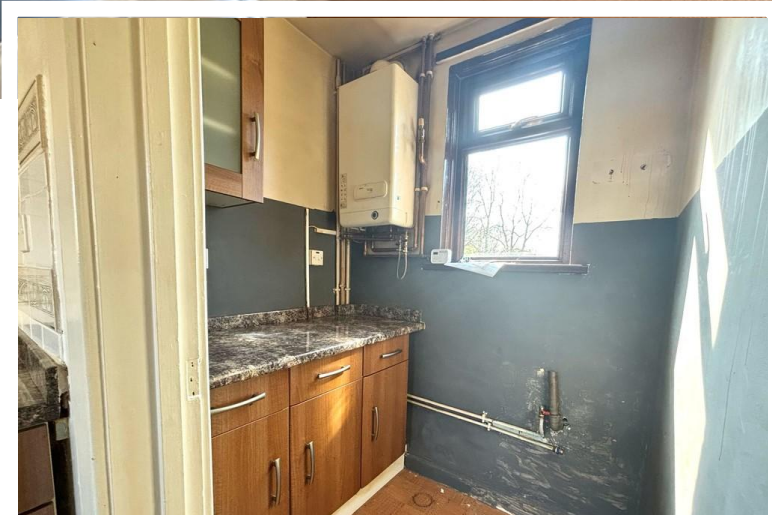
**4 Springfield Avenue**

- 3 BEDROOM SEMI-DETACHED
- SPACIOUS GARDEN
- POPULAR LOCATION
- IDEAL FAMILY HOME

**Starting Bid £100,000**  
EPC Rating 'TBC'







## Property Description

### DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION - STARTING PRICE £100,000 PLUS RESERVATION FEE'S APPLY.

Whitney's are pleased to market this three bed semi-detached property on Highgate Road. Although modernisation is required throughout, this property has potential to be the perfect family home! The property comprises of a living room, kitchen, utility room, downstairs toilet, family bathroom and three bedrooms. Contact us to arrange your viewing.

### LIVING ROOM

15' 05" x 11' 03" (4.7m x 3.43m) The living room has a large window to the front and to the back offering lots of natural light. Central heating radiator and gas fire.

### KITCHEN

12' 07" x 9' 10" (3.84m x 3m) The kitchen includes wall and base units, an electric hob and cooker and a stainless steel sink and drainer. There is a large





window to the front and a door that grants access to the downstairs toilet and the back garden.

#### UTILITY ROOM

5' 06" x 4' 04" (1.68m x 1.32m) The utility room includes wall and base units, plumbing for a washing machine, boiler and a window to the rear.

#### DOWNSTAIRS WC

4' 10" x 2' 04" (1.47m x 0.71m) The downstairs toilet comprises of a window to the rear and WC.

#### BEDROOM ONE

10' 04" x 12' 04" (3.15m x 3.76m) The bedroom comprises of a window to the front, central heating radiator and storage cupboard.



#### BEDROOM TWO

12' 01" x 8' 00" (3.68m x 2.44m) The bedroom comprises of a window to the front and grants access to the loft.

#### BEDROOM THREE

9' 00" x 7' 01" (2.74m x 2.16m) The bedroom comprises of a window to the rear.

#### HALLWAY

4' 07" x 9' 04" (1.4m x 2.84m) The hallway comprises of a window to the rear, central heating radiator and grants access to the bedrooms and bathroom.

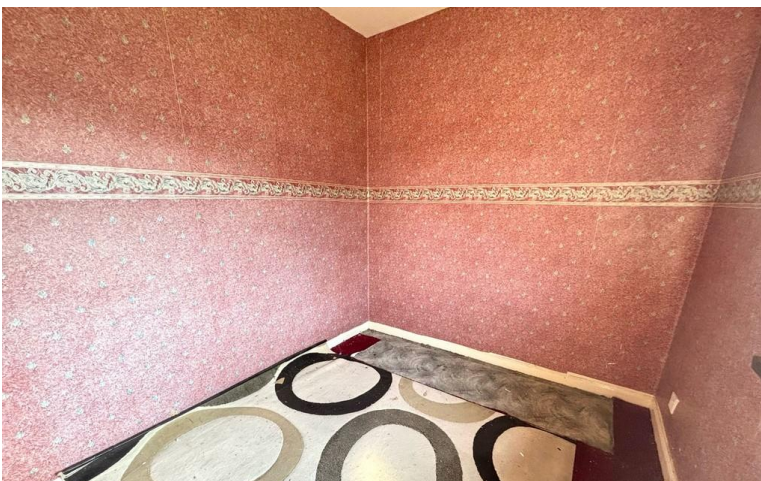


#### BATHROOM

7' 03" x 6' 07" (2.21m x 2.01m) The bathroom is part tiled and comprises of a three piece suite with a WC, hand wash basin and bath with shower. There is also a window to the rear and central heating radiator.

#### AUCTION INFORMATION

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange 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 of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all







terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction.

#### **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