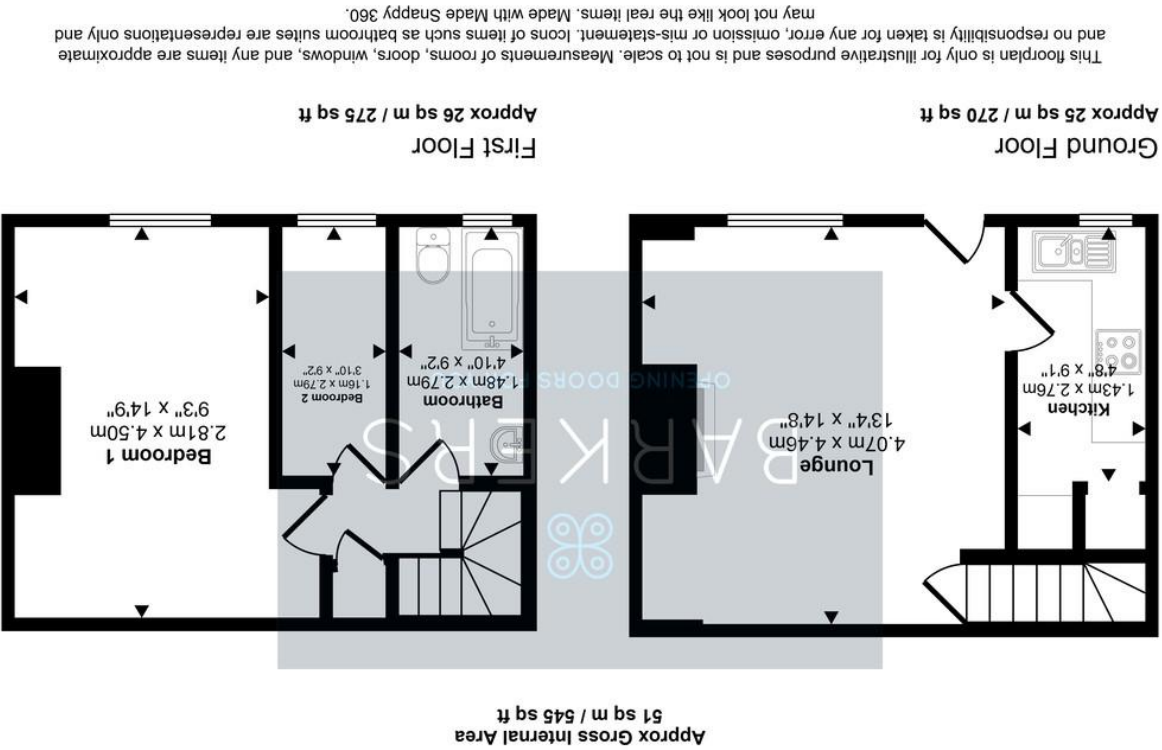
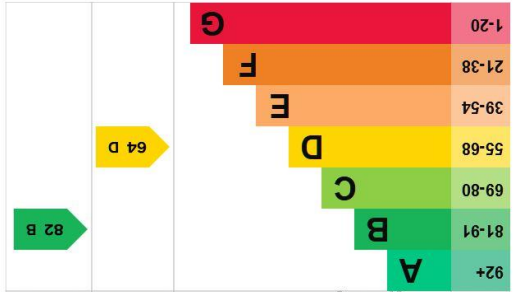


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are not be relied upon and potential buyers are advised to recheck the measurements for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been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



www.barkersstatagents.co.uk
0113 2879344
enquiries@barkersstatagents.co.uk

4 Old Lane,
Birkenshaw, Bradford
West Yorkshire, BD11 2JX



7 Kitchener Street
Oakenshaw, BD12 7DE
Auction Guide Price £55,000

- FOR SALE BY MODERN METHOD OF AUCTION - T'S & C'S APPLY
- MID TERRACED PROPERTY
- KITCHEN
- LOUNGE
- BASEMENT CELLAR
- TWO BEDROOMS
- HOUSE BATHROOM



Full Description

Offered for sale with NO CHAIN is this two bedroomed terraced property which would make an ideal purchase for a first time buyer or investor and must be viewed to be appreciated. Ideally situated within easy reach of local amenities, bus routes, Low Moor Train Station and junction 26 of the M62 motorway network making it ideal for commuters. The accommodation briefly comprises: Lounge, kitchen, basement cellar, two bedrooms and bathroom.

LOUNGE

14' 8" x 13' 4" (4.47m x 4.06m)

An external door leads into the lounge which has laminate flooring, a door leading to the kitchen and a door gives access to the staircase.

KITCHEN

9' 1" x 4' 8" (2.77m x 1.42m)

Fitted with a range of wall and base units with complementary work surfaces, splash back tiling and an inset stainless steel sink with a mixer tap. Electric oven and gas hob with an extractor over.

BASEMENT CELLAR

Provides useful storage.

FIRST FLOOR LANDING

Doors lead to two bedrooms and the house bathroom.

BEDROOM ONE

14' 9" x 9' 3" (4.5m x 2.82m)

Double room.

BEDROOM TWO

9' 2" x 3' 10" (2.79m x 1.17m)

Single room.

BATHROOM

9' 2" x 4' 10" (2.79m x 1.47m)

Fitted with a three piece white suite which comprises of a bath, W.C. and wash basin. Tiled walls.

ADDITIONAL INFORMATION

Tenure- Freehold

Council tax band - A



AUCTIONEER COMMENTS

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.





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