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Robert Watts

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AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



114 Woodhall Road, Thornbury, Bradford, BD3 7BT

Starting Bid £55,000

Five Lane Ends Office: 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU

T: 01274 614 804 E: highfield@robertwatts.co.uk

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114 Woodhall Road, Thornbury, Bradford, BD3 7BT

For sale by Modern Method of Auction Starting Bid Price £55,000, plus Reservation Fee.

Stone built end through terrace house in the very popular location handy for local amenities of Thornbury and access to both Leeds and Bradford. Two bedroom accommodation is offered here, ideal for the first time buyer or buy to let investor. Benefits include uPVC SEALED UNIT DOUBLE GLAZING and GAS CENTRAL HEATING.

This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

2 BEDROOM END THROUGH TERRACE

AUCTION TERMS

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 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 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% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment 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 Legal 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 an undisclosed 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. Terms and conditions apply to the Modern Method of Auction, which is operated by West Yorkshire Property Auction powered by iam-sold Ltd.

LOUNGE: 14'1" x 13'6" (4.29m x 4.11m)

KITCHEN: 13'6" x 6'2" (4.11m x 1.88m)

Range of base and wall units, plumbed for washer.

BEDROOM 1: 13'6" x 11'6" (4.11m x 3.51m)

BEDROOM 2: 11'10" x 6'7" (3.61m x 2.01m)

BATHROOM/WC:

Champagne suite with part tiled walls. Electric shower to the bath.

GARDEN:

Small fore garden area. Enclosed, low maintenance, mainly paved garden area to the rear.

BENEFITS:

GAS CENTRAL HEATING. UPVC SEALED UNIT DOUBLE GLAZING.

ENERGY PERFORMANCE RATING:

46 - 68 - Grade E. A copy of the Energy Performance Certificate can be obtained on request or from our web-site.

DIRECTIONS:

From our Highfield Road office to the roundabout and take third exit onto Idle Road, continue to traffic lights and turn left into Bolton Road, then just before the Library on your right, turn right and continue on into Leeds Road, continue along this road and go across Harrogate Road onto Leeds Road, continue to the end of this road and go across junction onto Gain Lane, continue along this road and turn right into Woodhall Road.

OPENING HOURS:

Monday to Friday - 9 am until 5.30 pm - Saturday - 9 am until 1pm

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.

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