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for Five Decades



**Robert
Watts**
Incorporating Watts Chartered Surveyors
AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



2 Gondal Court, Canterbury, Bradford, BD5 9JW

For sale by Modern Method of Auction Starting Bid Price £190,000, plus Reservation Fee

**** RARELY SEEN ON THE OPEN MARKET ** FANTASTIC PLOT POSITION ** HUGE POTENTIAL ** SUPERB DETACHED LARGER THAN EXPECTED DETACHED BUNGALOW.** Formerly a Nursing home and in recent years this SUBSTANTIAL FAMILY HOME now offers SEVEN DOUBLE BEDROOMS of which the current owners have made many improvements. Being further enhanced with LARGE RECEPTION ROOMS, stunning family bathroom and ample grounds surrounding the property. Furthermore there is vast potential for FURTHER DEVELOPMENT/COMMERCIAL USE (subject to relevant permissions) therefore we STRONGLY URGE ALL VARIETY OF BUYERS to book a viewing without delay! Situated in this increasing popular area of BD5 which is well placed for many of the local amenities including shops, schools, St Lukes Hospital and commute to Bradford City Center. Additional benefits include GCH, Maj. DG and enclosed parking facilities for several cars.

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

Starting Bid £190,000

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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.

ENTRANCE HALLWAY

Good size reception area

BEDROOM/SITTING ROOM 11'2" x 8'4" (3.40m x 2.54m)

SHOWER ROOM 6'3" x 7'11" (1.91m x 2.41m)

Recently installed over sized shower cubicle, fully tiled with feature mirror cabinet and lighting, heated towel radiators

BEDROOM 11'7" plus recess x 11'9" (3.53m plus recess x 3.58m)

Dual aspect

BEDROOM 11'3" x 12'2" (3.43m x 3.71m)

CLOAKROOM

White suite comprising of w.c and sink basin, fully tiled

BEDROOM 11'6" x 12'4" plus recess (3.51m x 3.76m plus recess)

STORE ROOM 7'4" x 8'9" (2.24m x 2.67m)

Large useful store room with radiator, power and light

LOUNGE 21'4" x 14'8" max (6.50m x 4.47m max)

Superb reception room with feature fireplace, patio doors leading to rear garden area. French doors leading to dining room.

DINING ROOM 17'11" x 11'7" (5.46m x 3.53m)

Another good size reception area

DINING KITCHEN 15'6" x 12'5" (4.72m x 3.78m)

Having plenty of wall and base units, worktops with stainless steel sink unit. Plumbing for automatic washer and dish washer. Fitted Range cooker.

REAR HALL

With external access

STORE CUPBOARD 6'4" x 6'2" (1.93m x 1.88m)

Housing boiler

STORE CUPBOARD 12' x 6'3" max (3.66m x 1.91m max)

With additional walk in cupboard

BEDROOM 13'1" x 11'9" (3.99m x 3.58m)

Dual aspect

BEDROOM 11'3" x 12'8" (3.43m x 3.86m)

BEDROOM 12'8" x 11'7" (3.86m x 3.53m)

FAMILY BATHROOM 13'3" x 10'4" (4.04m x 3.15m)

Another fantastic room that has recently been installed. Plenty of space with contemporary suite comprising of sink basin, w.c, bath with shower over and screen. Wet area with electric wash facilities, finished floor to ceiling in marble effect tiling. Fitted bathroom cabinet with lighting.

This room can provide access to the loft area via a pull down ladder

OUTSIDE

Surrounding the majority of the property with cast iron fence and gates there is an abundance of space to all four sides. Having garden areas to the front with parking for many cars mainly lawned gardens to side and rear with paved seating area ideal for family gatherings and enclosed for the children.

DIRECTIONS

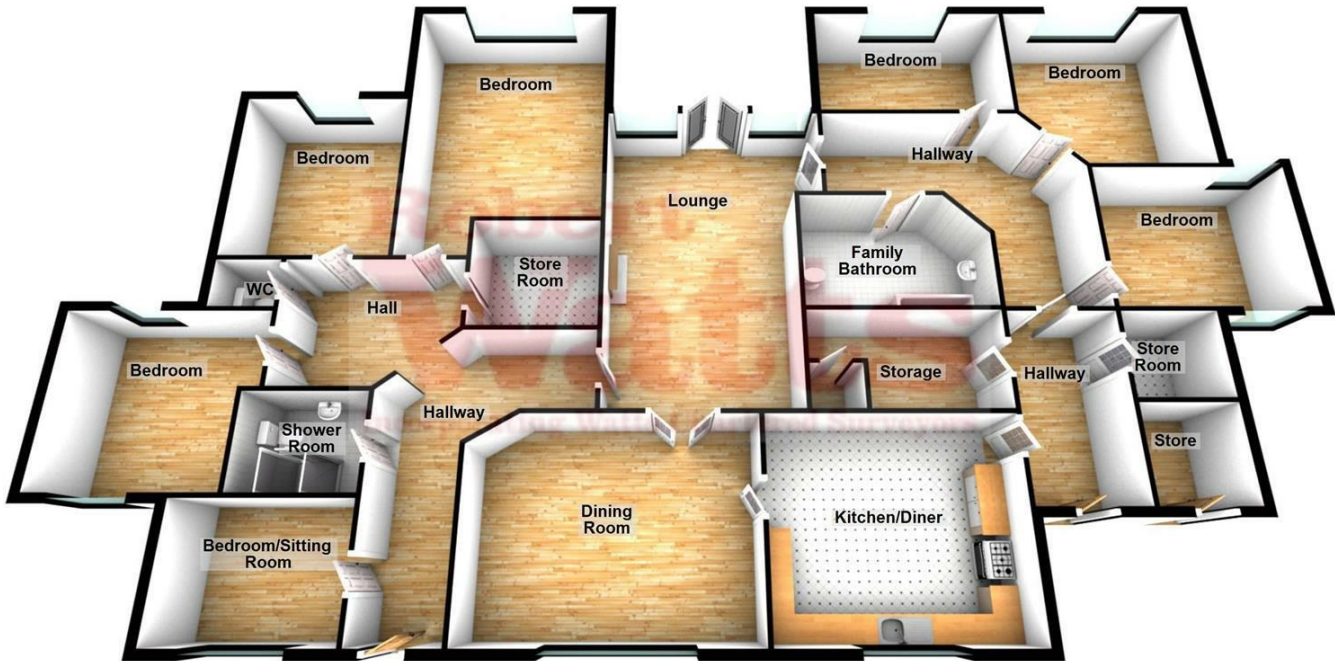
From Bradford City Centre, proceed up Little Horton Lane towards Wibsey. At the mini roundabout (by St Lukes Hospital), turn right onto Horton Park Avenue. Take the second left onto Canterbury Avenue. Continue up the road and turn right (towards the top) onto Darwin St, left onto Ringwood Road and continue straight onto Gondal Court and the property can be found on the right.

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.



Ground Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		58	71
EU Directive 2002/91/EC			

