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Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



3 Anne Street, Great Horton, Bradford, BD7 4RB

For sale by Modern Method of Auction Starting Bid Price £56,000, plus Reservation Fee

**** NO CHAIN ** STONE BUILT FRONT TERRACED **** Favourably located for the convenience of local amenities, offering generous TWO DOUBLE bedroom and two bathroom accommodation arranged over FOUR floors. With gas central heating and double glazing, comprises of lounge, dining kitchen, first floor double bedroom, house bathroom, second floor double bedroom with shower room. Garden to front providing off road parking and long distance views. Having good road networks providing access to Bradford/Halifax we feel this lovely home will appeal to ALL BUYERS and strongly recommend early arrangement of viewing.

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

Starting Bid £56,000

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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.

PORCH

LOUNGE 13'0 x 15'6 (3.96m x 4.72m)

laminated flooring, open hall with stairs leading to first floor and lower ground floor

LOWER GROUND FLOOR

DINING KITCHEN 14'6"x 13'4" (4.42mx 4.06m)

Selection of wall and base units, worktops with sink unit, oven, hob and extractor, plumbing for automatic washing machine and center island with seating

FIRST FLOOR

BEDROOM 14'11" x 9'8" max (4.55m x 2.95m max)

with feature cast iron effect fireplace

HOUSE BATHROOM

With corner bath, w/c and sink. Part tiled walls and stripped polish wood flooring

SECOND FLOOR

BEDROOM 15'0 x 13'8" max (4.57m x 4.17m max)

Laminated flooring, feature cast iron effect fireplace. Stunning views across Bradford access to shower room

SHOWER ROOM

With shower cubicle and vanity style sink unit

OUTSIDE

Garden area to front providing off road parking

Direction

From our Wibsey Office, proceed up High Street and onto Fair Road. At the main roundabout take the fourth exit onto St Enoch's Road and turn immediate left onto Moore Avenue. At the traffic lights turn left then immediate right onto Hollybank Road. Turn left onto Anne Street

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.



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>53</p>	<p>80</p>

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>	<p>44</p>	<p>75</p>

England & Wales

EU Directive
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