

Property Professionals
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Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



128 Heath Terrace, Barkerend, Bradford, BD3 9PH

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

IN NEED OF SOME UPDATING/MODERNISING. INNER TERRACE currently providing THREE BEDROOM (one being attic) accommodation. Offering access to many local amenities including schools, shops, places of worship and food outlets. Well placed for access to both Bradford and Leeds. We feel this example will appeal to both owner occupiers and buy to let investors. Contact Robert Watts to arrange YOUR viewing today.

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

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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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 VESTIBULE

LOUNGE 12'11" max x 11'5" (3.94m max x 3.48m)

KITCHEN 14'0" x 10'2" (4.27m x 3.10m)

Selection of wall and base units, worktops with sink unit. Fitted gas fire.

BEDROOM ONE 13'6" x 7'5" (4.11m x 2.26m)

BEDROOM TWO 11'10" x 7'5" (3.61m x 2.26m)

ATTIC 12'11" x 14'5" (3.94m x 4.39m)

Roof light window

BATHROOM 7'5" x 5'3" (2.26m x 1.60m)

Three piece white suite with fitted over bath shower

OUTSIDE

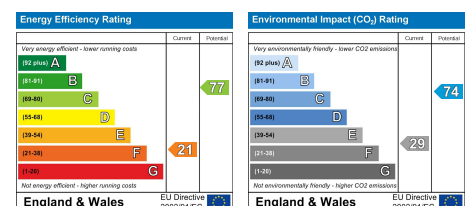
Yard garden to rear and fore yard

DIRECTIONS

Proceed out along Killinghall Road, towards Bradford Moor Park. At the traffic light junction with Leeds Old Road turn right onto Barkerend Road. towards the City Centre. After a distance turn left onto Gilpin Street (just after Byron Halls). Follow this road as it becomes Harewood Street. Turn right onto Netherby Street, follow this round as it becomes Heath Terrace.

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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