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**Robert  
Watts**

Incorporating Watts Chartered Surveyors  
AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists  
in Bradford and Beyond



## 42 Folly Hall Road, Wibsey, Bradford, BD6 1TX

For sale by Modern Method of Auction Starting Bid Price £60,000, plus Reservation Fee.

**\*\*IDEAL INVESTMENT OPPORTUNITY\*\*** WOULD MAKE A LOVELY HOME after some much needed TLC **\*\* CHARMING GRADE LISTED SEMI DETACHED COTTAGE** with small extension to the rear. MORE SPACIOUS THAN IT APPEARS and in need of modernization and potentially re-configuring the bonny cottage briefly comprised of Lounge, good size kitchen, ONE BEDROOM plus an OCCASIONAL ROOM and bathroom. Externally are well stocked gardens to front and side. Situated in THE HEART OF WIBSEY VILLAGE within close proximity of the local amenities the village has to offer and public transport links. MUST BE VIEWED

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

**Starting Bid £60,000**

Wibsey Office: 140 High Street, Wibsey, Bradford BD6 1JZ

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# 42 Folly Hall Road, Wibsey, Bradford, BD6 1TX

## **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 10'6" x 19'3" (3.20m x 5.87m)**

A nice size room with feature Chimney breast housing gas fire. and feature beams to the ceiling and providing access to the bedroom

### **KITCHEN 15'3" x 5'11" (4.65m x 1.80m)**

Fitted kitchen comprising of wall and base units, worktops, sink unit, breakfast bar. Gas cooker point and plumbed for automatic washer. Splash back tiled walls.

### **BEDROOM ONE 11'3" x 9'7" (3.43m x 2.92m)**

Incorporating fitted sliding door wardrobe and cubby hole. provides access to the occasional room/dressing area

### **OCCASIONAL ROOM 10'0" x 6'9" (3.05m x 2.06m)**

Having a selection of store cupboards, this room houses the boiler and has a door leading to the side of the property. Provides access to the bathroom

## **BATHROOM**

Three piece suite

## **OUTSIDE**

Having a low maintaince garden to front with mature shrubs and apple tree! additional garden space to the side.

## **DIRECTIONS**

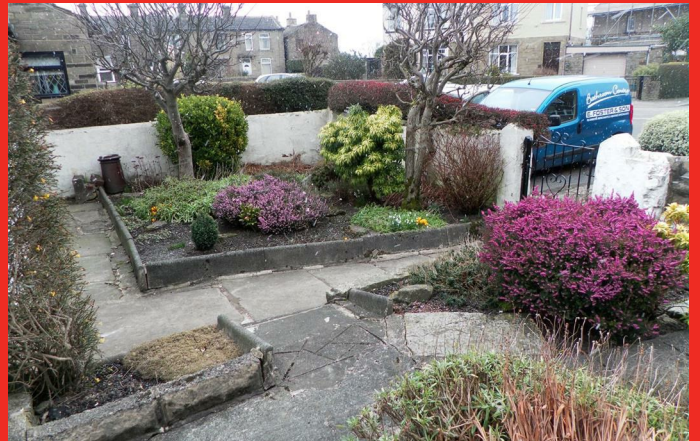
From our Wibsey office, proceed up High Street towards Fair Road. At the mini roundabout turn left onto Folly Hall Road and the property can be found on the right after the green.

## **NB**

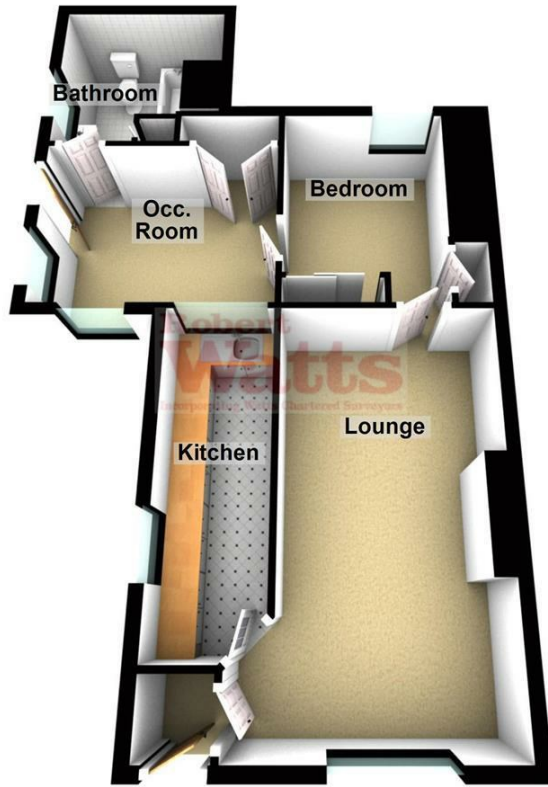
With our experience and knowledge of the area we believe this property to be a listed building. Please clarify this with your solicitors.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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