



45 Granton Street, Bradford, Yorkshire, BD3 8EF
£23,500

*For sale by Modern Method of Auction; Starting Bid Price £23,500 plus Reservation Fee.

THIS PROPERTY WILL BE OFFERED FOR SALE BY AUCTION ON 1st of August at the Cedar Court Hotel in Bradford, BD5 8HW . REGISTRATION FROM 6.30PM, AUCTION STARTS AT 7PM

Three bedroom rear back to back requiring work. Set over three floor with a kitchen and lounge on the ground floor, bathroom and bedrooms to the first floor and a bedroom to the attic area. This property is for sale by the North West Property Auction powered by iam-sold Ltd.

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AUCTION NOTES

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, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the 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 make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement 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 Buyer Information 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. Reservation Fee is in addition to the final negotiated selling price.

ENTRANCE

LOUNGE

Window to front aspect

KITCHEN

Part fitted kitchen.

FIRST FLOOR

Part finished stud walls making a bathroom and two bedrooms.

SECOND FLOOR

Large open area ideal for a bedroom.

EXTERNAL

Garden

