



**North John Street, Bradford BD13 2EE**

- IDEAL FOR FIRST TIME BUYERS
- TWO BEDROOM END TERRACE
- UPVC DOUBLE GLAZING
- OPEN PLAN LOUNGE & KITCHEN

- FOR SALE BY AUCTION - T&C's APPLY
- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- RESERVATION FEE APPLICABLE
- THE MODERN METHOD OF AUCTION

**£50,000**

EPC Rating '42'





## Property Description

For sale by Modern Method of Auction; Starting Bid Price £50,000 plus Reservation Fee. **\*\*IDEAL FIRST TIME BUYER PROPERTY\*\*** This **TWO BEDROOM END TERRACE** benefiting from **UPVC DOUBLE GLAZING** and situated in the heart of Queensbury village within easy access of bus routes shops and schools. Briefly comprising of: Entrance vestibule, Lounge, Open plan kitchen area, First floor landing, Two first floor bedrooms, Bathroom. This property is for sale by the Yorkshire Property Auction powered by iam-sold Ltd

## Auctioneers Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

**ENTRANCE VESTIBULE** Front entrance door, stairs to first floor landing.

**LOUNGE** 14' 4" x 16' 1" (4.37m x 4.9m) Feature wood fire surround with living flame gas fire set on a stone plinth, TV & telephone points, window to front elevation.

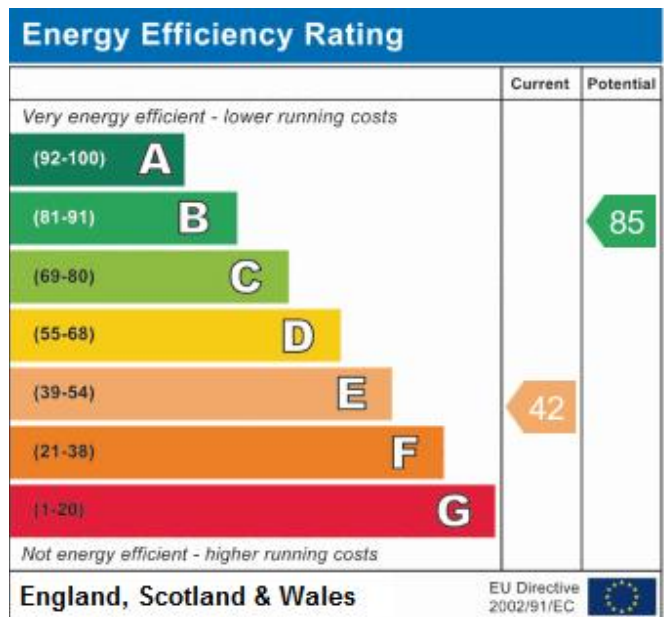
**OPEN PLAN KITCHEN** Full range of fitted base & wall units, contrasting black work surfaces, complementary splash back tiling, stainless steel sink & drainer with mixer tap, plumbing for an automatic washing machine, matching breakfast bar.

**KEEPING CELLAR** First floor landing, wall mounted electric convector heater.

**BEDROOM ONE** 7' 4" x 9' 7" (2.24m x 2.92m) Fitted double wardrobe with matching over head cupboards, wall mounted electric convector heater, window to front elevation.

**BEDROOM TWO** 9' 10" x 6' (3m x 1.83m) Fitted storage cupboard with shelving, window to front elevation.

**BATHROOM** 8' 1" x 5' 6" (2.46m x 1.68m) Modern three piece suite in white comprising; P shape shower bath with mixer shower tap, curved glass shower screen, pedestal wash basin, low flush WC, part tiled walls, window to side elevation.



11 High Street  
Queensbury  
Bradford  
West Yorkshire  
BD13 2PE

[www.bronteestates.co.uk](http://www.bronteestates.co.uk)  
[queensbury@bronteestates.co.uk](mailto:queensbury@bronteestates.co.uk)  
01274884040

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements