



Churn Drive,  
Buttershaw, BD6 3LN

- SEMI DETACHED
- 2 BEDROOMS
- MODERN
- LARGE GARDEN

Starting Bid £55,000

**keymove**  
"We love selling & letting homes"





**AUCTION SALE** 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 from 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.

**DESCRIPTION** For sale by Modern Method of Auction; Starting Bid Price £65,000 plus Reservation Fee. Keymove Sales are pleased to offer this 2 BEDROOM SEMI DETACHED property with NO ONWARD CHAIN. The property benefits from \*\*\* 2 BEDROOMS, LOUNGE WITH DINING AREA\*\*\* KITCHEN \*\*\* DOUBLE GLAZING & CENTRAL HEATING \*\*\* LARGE REAR GARDEN \*\*\* EARLY VIEWING IMPERATIVE. EPC RATING D64. This property is for sale by the West Yorkshire Property Auction powered by iam-sold Ltd

**HALLWAY** Giving access to the lounge, kitchen and first floor.

**LOUNGE** The lounge features sliding doors opening with access to the rear garden and decking area. Also benefiting from gas central heating and double glazing.

**KITCHEN** The kitchen has an array of wall and base unit's aswell as a good amount of workspace, 1 bowl sink unit with drainer, electric oven, gas hob, recently installed combi boiler, Gas Central Heating and Double Glazing.

### **STAIRS AND LANDING**

**MASTER BEDROOM** Modern decor and carpet. Benefitting from Double Glazing and Gas Central Heating.

**BEDROOM 2** Modern decor and carpet. Benefitting from Double Glazing and Gas Central Heating.

**BATHROOM** Part tiled family bathroom comprising of 3 piece suite including panelled bath, low level W.C., pedestal hand basin and shower over bath. Also benefitting Gas Central Heating and Double Glazing.

**EXTERNALLY** Large lawned rear garden, front lawned gardens and side driveway.

**WHY SELL THROUGH KEYMOVE?** Sell your home with Keymove and receive these

benefits:

Free property appraisal

Pre-approved buyers

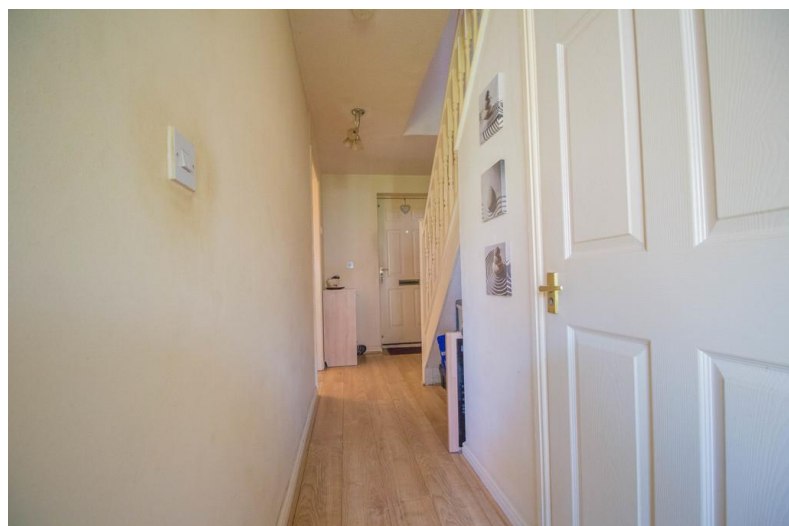
Accompanied viewings (upon request)

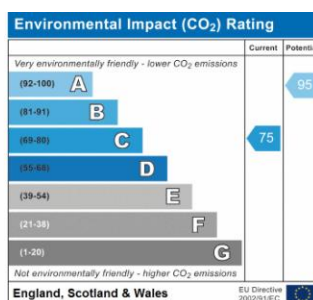
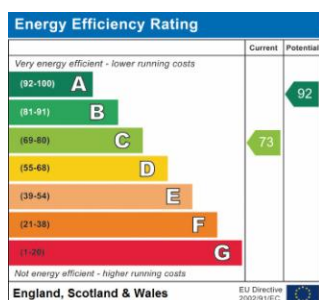
Free Floorplan

Free Pro photos.

No VAT

NO SALE, NO FEE.





## COUNCIL TAX BAND

Tax band B

## TENURE

Freehold

## LOCAL AUTHORITY

Bradford Metropolitan District Council

## OFFICE

591 Halifax Road  
Bradford  
West Yorkshire  
BD6 2DU

T: 01274 416494

E: [sales@keymove-properties.co.uk](mailto:sales@keymove-properties.co.uk)

W: [www.keymove-properties.co.uk](http://www.keymove-properties.co.uk)

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