



Whitney's
ESTATE AGENTS LTD
Established 1947



6 Oxford Road
Queensbury, Bradford, West Yorkshire, BD13 2BL

Auction Guide Price
£49,950

Property Features

- INNER STONE BACK TO BACK
- IDEAL FOR INVESTORS
- LOUNGE AND KITCHEN AREA
- TWO BEDROOMS
- BATHROOM
- KEEPING CELLAR
- UPVC
- CENTRAL HEATING
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Full Description

For sale by Modern Method of Auction: Starting Bid Price £49,950 plus Reservation FeeBack to Back situated within Queensbury Village and briefly comprising of Lounge and Kitchen Area, Cellar, Two Bedrooms and Bathroom. UPVC windows. Central Heating. *This Property is for sale by West Yorkshire Property Auction powered by iam-sold Ltd*

ENTRANCE

Via UPVC to the Lounge and Kitchen Area.

LOUNGE/KITCHEN AREA

14' 8" x 14' 8" (4.47m x 4.47m)

KITCHEN AREA

Modern Wall and Base Units with Matching Worktops. Inset Stainless Steel Oven and Hob with Stainless Steel Extractor Hood Inset Stainless Steel Sink. Complementary Tiling. Radiator. Door to a Keeping Cellar.

BEDROOM ONE

12' 3" x 9' 3" (3.73m x 2.82m)

UPVC Window. Radiator.

BEDROOM TWO

9' 5" x 5' 4" (2.87m x 1.63m)

UPVC Window. Radiator.

SHOWER ROOM

6' 0" x 5' 4" (1.83m x 1.63m)

Walk in Shower. W/C. Sink. Complementary Tiling. Radiator.



AUCTION INFORMATION

This property is for sale by the Method of Auction which is not to be confused with the 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 buyers 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 £5000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment 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 Reservation Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting bid and Reservation Price can be subject to change. Term and conditions apply to the Modern Method of Auction, which is operated by West Yorkshire Property Auction powered by iam-sold Ltd.

PROPERTY DIRECTIONS:

Leave our Clayton office and turn right taking your first exit at the roundabout into The Avenue and continue along this road into Baldwin Lane. At the top of Baldwin Lane turn right into Highgate Road continue along this road into High Street and Ford Hill. Oxford Road can be found on your right with our Whitney's For Sale board.

PURCHASE DETAILS:

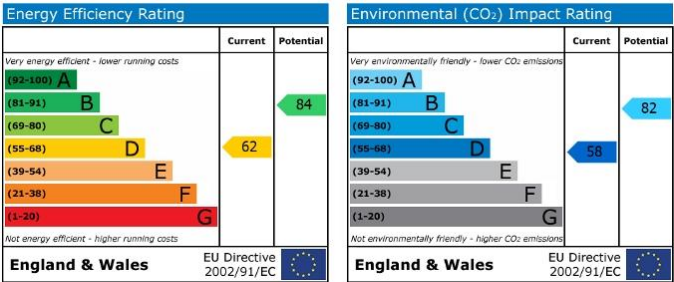
Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



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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