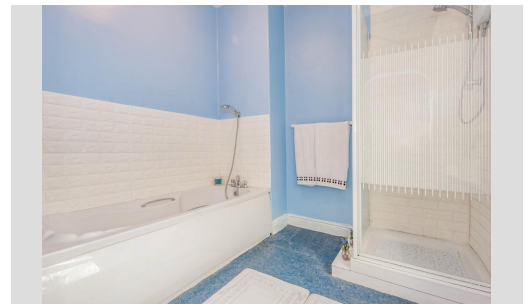


William H Brown
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8 Mexborough Road, Bradford

Starting Bid: £75,000.00



****WELL SOUGHT AFTER RESIDENTIAL LOCATION**** We are pleased to welcome to the market this three bedroom mid-terrace property in BD2. This property is situated in a popular residential location close to local amenities of Shipley and Wrose, benefitting from public transport links.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold.

This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may be paid for the referral. These services are optional and you will be advised of any payment, in writing, before any services are accepted.

Listing is subject to a start price, and hidden reserve price that can change.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Kitchen 12' 10" x 10' 3" (3.91m x 3.12m)

The partially tiled fitted kitchen has a range of wall and base units with complimentary work surfaces and a stainless steel sink and drainer bowl. There is an electric oven with a gas hob and a cooker-hood extractor, a central heating radiator and plumbing for a dishwasher. There is a double glazed window to the front and a double glazed door to the front.

Lounge 12' 4" x 9' 8" (3.76m x 2.95m)

The living room has a double glazed window to the rear, a fire place with a gas fire, a central heating radiator, television and telephone points.

Cellar / Living Room 13' 3" x 9' 9" (4.04m x 2.97m)

The cellar has a double glazed window to the rear, a central heating radiator, plumbing for a washing machine, access leading to two storage rooms and a door to the rear leading to the garden.

First Floor Landing

Bedroom One 15' 2" x 7' Max (4.62m x 2.13m Max)

Bedroom one has a double glazed window to the rear and a central heating radiator.

House Bathroom

The house bathroom has two double glazed windows to the front, two central heating radiators, a bath with mixer taps, a shower cubicle with an electric shower, a wash hand basin, a low flush WC and a storage cupboard.

Second Floor Landing

Bedroom Two 9' 10" x 9' 9" (3.00m x 2.97m)

Bedroom two has a double glazed window to the rear and a central heating radiator.

Bedroom Three 11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom three has a double glazed window to the front, fitted wardrobes and a central heating radiator.

External

There is a small cottage garden to the front and a lawned rear garden giving access to the alley.