



Weardale Close, Bradford BD4 6HL



welcome to

Weardale Close, Bradford

Two-bedroom semi-detached property on Weardale Close, BD4, offering a spacious reception room, fitted kitchen, two good-sized bedrooms, and a bathroom with separate WC. Requiring some updating, this property is offered for sale via the Modern Method of Auction and offers excellent potential.



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 Limited. 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The 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 of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will 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 undisclosed reserve price that can change.

Hallway

With doorway to the front and stairway access to the upper floor.

Lounge

13' 10" x 12' 9" (4.22m x 3.89m)

With window to the front and gas central heating radiator. With feature fire to the side.

Kitchen

13' 10" x 8' 10" (4.22m x 2.69m)

Fitted kitchen with a range of wall and base units. With window to the rear.

Bedroom One

17' 2" into recess x 9' 6" (5.23m into recess x 2.90m)

With windows to the front and gas central heating radiator.

Bedroom Two

11' 11" into recess x 9' (3.63m into recess x 2.74m)

With window to the rear and gas central heating radiator.

Bathroom

Comprising of a panel bath and wash hand basin, with seperate WC.

Outside

With yard to the front.



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Weardale Close, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Spacious Reception Room

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£100,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF117241 - 0002

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