



**Short Close, Wyke Bradford BD12 8DU**



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## **Short Close, Wyke Bradford**

In need of some updating throughout this property would be an ideal purchase for a variety of purchasers.

Benefiting from four double bedrooms, a spacious kitchen/ diner and a utility room. Offered with no onward chain.



### 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.

### Entrance Hall

With entrance to the front into the hallway with staircase to the first floor.

### Living Room

13' 3" into bay x 12' 8" ( 4.04m into bay x 3.86m )  
With bay window to the front and feature fire.

### Kitchen/ Diner

12' 8" x 10' 3" ( 3.86m x 3.12m )  
With a range of base and wall units incorporating stainless steel sink and drainer with work surfaces with window to the rear.

### Utility Room

10' 3" x 6' ( 3.12m x 1.83m )  
With door access to the rear garden and a window to the rear.

### Landing

Provides access to all the upstairs bedrooms.

### Bedroom One

12' 10" x 12' 1" ( 3.91m x 3.68m )  
With two windows to the front.

### Bedroom Two

11' 10" x 8' 2" ( 3.61m x 2.49m )  
With two windows to the front.

### Bedroom Three

10' 9" x 6' 11" ( 3.28m x 2.11m )  
With window to the rear.

### Bedroom Four

9' x 7' 10" ( 2.74m x 2.39m )  
With window to the rear.

### Bathroom

Two piece suite comprises panel bath and wash hand basin with window to the rear.

### W/C

Separate WC with window to the rear.

### Outside

With well maintained lawn garden areas to the front and rear.



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## Short Close, Wyke Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Double Bedroom
- Town House

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£95,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BDF117229 - 0004

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