



Rooley Lane, Bradford BD4 7SB



welcome to

Rooley Lane, Bradford

A one bedroom plus occasional bedroom end terrace property in need of some updating throughout and 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 Vestibule

With entrance into the vestibule area provides access in to the living room.

Open Plan Living Room/ Kitchen

18' 7" x 15' (5.66m x 4.57m)

Living room has window to the front. Kitchen area has a range of back and wall units incorporating sink and drainer with work surfaces. With access in to the basement.

Basement

Access via the kitchen area.

Bedroom One

10' 6" x 10' 4" (3.20m x 3.15m)

With built in storage cupboard and window to the front.

Occasional Bedroom Two

10' x 4' 4" (3.05m x 1.32m)

With window to the side.

Bathroom

Three piece suite comprises panel bath, wash hand basin and WC.

Outside

To the front is a frontage area and to the side off road parking.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Bedroom Plus Occasional Bedroom
- End Terrace

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

guide price

£55,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF117227 - 0004

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