



Holly Street,  
Bradford, West Yorkshire

**£67,500**

### **DESCRIPTION**

Bid! Buy! For sale by THE NEW MODERN METHOD OF AUCTION. Starting Bid Price £67,500 plus Reservation Fee. Excellent investment opportunity in this REALLY GOOD SIZED THREE BEDROOM terrace. IN A CUL DE SAC POSITION. Comprising entrance conservatory, lounge. kitchen with a good range of units. To the first floor is the landing, two bedrooms and the bathroom with bath, basin and WC. To the third floor is the master bedroom with en-suite shower room, including WC and basin. There is double glazing and a gas fired central heating system. This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. Upon close of a successful auction or if the vendor accepts an offer during the auction, there is no fee taken by the auctioneer however the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms. 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 reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Your Move powered by lam-sold Ltd. TO VIEW OR MAKE A BID Contact Agent Name or visit: [www.agentauctionpage.co.uk](http://www.agentauctionpage.co.uk). A copy of the EPC will be available on request. EPC grade D.

### **LOCATION**

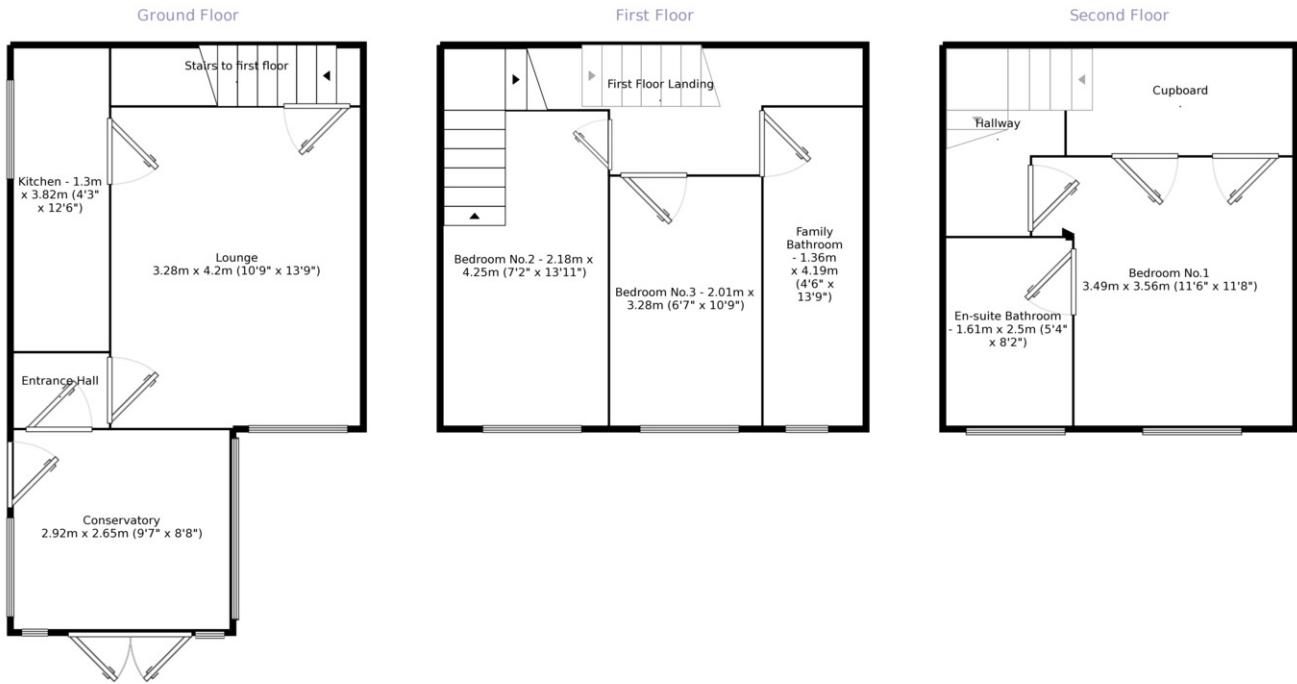
Wibsey is a popular village, it features a wide range of local amenities and is an excellent choice for commuters giving its proximity to the M62 and M606 motorways. There is a good range of schooling available within the area.

### **OUR VIEW**

An excellent opportunity to acquire and invest in THIS REALLY GOOD SIZED three bedroom house. Located in a popular area of town and ideal for families with three bedrooms and a good starter home.







Measurements are approximate. Not to scale. For illustrative purposes only.



For full EPC please contact the branch

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\*Source: Nielsen, Oct 2012.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



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