



Town Gate, Wyke Bradford BD12 9NX



welcome to

Town Gate, Wyke Bradford

A three-bedroom end-terraced property featuring an open-plan lounge and dining area, fitted kitchen and bathroom, cellar, rear porch, and gated front and rear yards, located on Town Gate, BD12.



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 access to the upper floor.

Lounge

12' 10" x 11' 10" (3.91m x 3.61m)

With window to the front and gas central heating radiator. With feature fire to the side. Open plan living to the dining area.

Dining Area

12' 10" x 5' 7" (3.91m x 1.70m)

With window to rear porch. Open plan living to the lounge area.

Kitchen

12' 2" x 7' 3" (3.71m x 2.21m)

Fitted kitchen with a range of wall and base units. Window to the rear. Access to the porch.

Porch

To the rear, with access to rear garden.

Main Bedroom

11' 6" x 10' 10" (3.51m x 3.30m)

With window to the front and gas central heating radiator.

Bedroom Two

12' 4" x 6' 6" (3.76m x 1.98m)

With windows to the side and rear. With gas central heating radiator.

Bedroom Three

8' 3" x 5' 7" (2.51m x 1.70m)

With window to the front and gas central heating radiator.

Bathroom

Fitted three piece suite comprising of a panel bath, wash hand basin and W/C.

Outside

With gated yards to the front and rear.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedrooms
- Open plan living

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

guide price

£105,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BDF117108 - 0003

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