

Ground Floor First Floor Second Floor

Sandbeds



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BOULTONS

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23 Sandbeds

Queensbury, Bradford, BD13 1AH

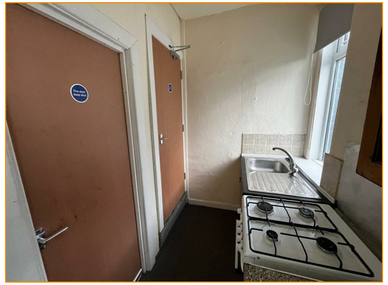
Auction Guide £70,000

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*** ATTENTION LANDLORDS & INVESTORS *** VIEWING ADVISED *** SPACIOUS & “LETTING READY” ***

OFFERED AS A INDIVIDUAL AUCTION LOT UNDER TRADITIONAL AUCTION CONDITIONS VIA AN ACCESSIBLE ONLINE BIDDING PLATFORMTHREE FLOORS OF LETTING ACCOMMODATION***

Well situated in the popular Sandbeds area of Queensbury close to an array of village amenities including shops, local schools and transport links to Bradford and Halifax. The property would make an ideal purchase or an investor having already enjoyed a long and successful letting history. Bale Andy featuring a gas fired central heating system, sealed unit double glazing and private parking to the side. The property consists :- kitchen, lounge, cellar, two bedrooms and family bathroom. To exterior there is a parking area to the side of the property.

AUCTION OPEN 12 NOON 22.1.26 TO 12 NOON 23.10.26. BIDDING WILL BE OPEN FOR 24 HOURS.

JUST VISIT OUR WEBSITE TO REGISTER, READ THE LEGAL PACK & BID.

ACCOMMODATION

GROUND FLOOR

KITCHEN
12'3" x 4'9"
Fitted with a range of base units, post formed working surfaces sit atop the base units and draws and in turn incorporate an inset sink unit. The kitchen is further equipped with space for a “slot in” cooker and plumbing for a washing machine. There is a uPVC double glazed door and window. Central heating radiator.

LOUNGE
13'8" x 10'7"
All measurements are a maximum. A large picture window is positioned to the front elevation. Central heating radiator.

FIRST FLOOR

BEDROOM ONE
15'5" x 9'2"
A generous double bedroom. Central heating radiator and uPVC double glazed windows positioned to two walls.

BATHROOM
Fitted with a three piece suite comprising a wash hand basin, low level w.c and a panel bath. Part tiled splash backs and a linen cupboard which houses the combination boiler.

SECOND FLOOR

BEDROOM TWO
Another well proportioned double bedroom with a radiator and uPVC double glazed window on the gable front.

GUIDE PRICE
*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See online catalogue for full explanation.

HOLDING FEE
£300 of your holding deposit fee will be used to cover banking costs and does not contribute towards your deposit.

AUCTION INFORMATION
SALE DATE OPEN TO BID FROM 22ND OCTOBER 12 NOON FOR 24 HOURS: Closing bids 23RD OCTOBER 12 NOON

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

VISIT OUR WEBSITE TO REGISTER & BID

CONTRACT INFORMATION
We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which will become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

You must register online to inspect the documents prior to bidding.

The completion date as per the Common Auction Conditions online is 20 business days from the fall of the electronic hammer.

COUNCIL TAX.
Band A. Bradford.

TENURE
We understand that the property is a freehold arrangement. You must inspect the legal documents before bidding.

