



DUCHY CRESCENT,
BRADFORD, BD9 5NJ
Offers Over £110,000

4 Bedroom House
EPC Rating: E

LINLEY &
SIMPSON

FOR SALE BY MODERN METHOD OF AUCTION. CHAIN FREE WITH BAGS OF POTENTIAL! Priced to sell is this fantastic sized, four bedroom semi-detached home in Heaton, Bradford. Benefits include a large corner plot, a long drive and garage and a sizeable floorplan inside. Call today to view as it is sure to go fast!

Duchy Crescent is located in a very sought after residential location, in a great position on the street. The area is close to the city centre, but with a quiet rural feel to it too. Surrounded by quaint villages which architecturally haven't been altered for hundreds of years, this area is close to popular local schools and is great for commuting. The house itself has so much potential to once again become a family home. There is a garage within the corner plot, and lots of off street parking too. The internal space matches the outside in raw usable space. Come and have a look for yourselves and you will not be disappointed.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Entrance to this lovely house is via the front porch or via the side external door into the kitchen. The front porch benefits uPVC double glazing and is a useful space to kick off muddy footwear.

LIVING ROOM

Accessed at the front of the ground floor via the entrance hall is the generously sized living room. This inviting reception room is illuminated by a large bay window and like the rest of the house boasts nice high ceilings giving a real feeling of space.

DINING ROOM/ SITTING ROOM

Like the living room, the dining room is also spacious with high ceilings; it also has a rear bay window looking over the garden and flooding the second reception room with natural light. The rear of the house is south facing meaning that any rooms facing the rear of the rear are kept warm naturally with the sunlight, helping with bills and also cultivating a nice environment inside.

KITCHEN

Also to the rear of the ground floor is the kitchen. The heart of any home, this kitchen works nicely as it is providing ample storage and worktop space and has an open plan dining room off it to one side (this is another reception space; not the aforementioned dining room above) and to the rear of the kitchen there is a large walk in pantry/ store room.

ATTACHED GARAGE

There is a very large and useful garage. Currently it is a fantastic storage area.

FIRST FLOOR

MASTER BEDROOM

On the first floor is the master bedroom, this is a fantastic sized room which is front facing and is illuminated by a large bay window looking over the front aspect like the living room.

BEDROOM TWO

The second bedroom is a good sized double bedroom which looks over the lovely, private rear garden.

BEDROOM FOUR

The fourth bedroom is also located on the first floor, this is a nice sized single bedroom.

HOUSE BATHROOM AND TOILET

The house bathroom is currently separate from the toilet (as is common for houses of this age), however as is visible on the floorplan; it would be very easy to knock both rooms into a huge modern bathroom should this be something the lucky buyer wants.

SECOND FLOOR

BEDROOM THREE

The third bedroom is up on the second floor. This room is a good sized double bedroom and either side of it to the front and to the rear (and in the second floor corridor) there is storage space under the vast eaves.

EXTERNALLY

Externally there is a well established front garden and a good sized driveway leading to the garage. Being situated on a corner plot, there is a decent sized side garden too which leads around the back of the property to the rear garden which is larger than usual. The rear garden is a very nice size and pretty level meaning any extensions, or just an overhaul of the garden would be very do-able and would make the best use out of the available space.

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, IAM Sold. With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. On exchange of contracts, the buyer is required to make a payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the final agreed sale price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the agreed purchase price and is considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with IAM Sold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by IAM Sold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.





Total Area: 168.8 m² ... 1817 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	82		77
42		34	
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £200 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.