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HEIGHTS LANE, BRADFORD, BD9 6JA

THIS PROPERTY WILL BE OFFERED FOR SALE BY AUCTION ON 20th April at The Cedar Court hotel, Bradford, BD5 8HQ. REGISTRATION FROM 6.30PM, AUCTION STARTS AT 7PM This extended semi detached property provides ample living accommodation and an exceptionally large garden to the rear.

Guide Price £99,950

This extended semi detached property provides ample living accommodation exceptionally large garden to the rear with the potential to further extend.

This property is well presented and provides fantastic living accommodation with large private garden to the rear makes for an ideal family home. Benefits include central heating and double glazing throughout. The ground floor accommodation has been extended and there is potential to extend further to the first and second floors.

GROUND FLOOR

Double glazed entrance door, double glazed window to front and staircase to first floor.

LOUNGE 13'3" x 9'1" (4.04m x 2.77m)

Window to front, living flame gas fire, wall light points, coving to ceiling and central heating radiator.

DINING ROOM 14'11" x 7'11" (4.55m x 2.41m maximum)

Window to side, exposed stonework, coving to ceiling and central heating radiator.

SITTING ROOM 15'4" x 12'1" (4.67m x 3.68m maximum)

Double glazed French door to side, feature stonework, wall light points, coving to ceiling, central heating radiator.

KITCHEN 13'3" x 5'2" (4.04m x 1.57m)

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, gas cooker, space for washing machine space and space for dishwasher. Tiled walls and tiled floor, combination boiler and double glazed window to Rear.

FIRST FLOOR LANDING

Access to bedroom one and two and staircase to second floor.

MASTER BEDROOM 14'11" x 12'6" (4.55m x 3.81m maximum)

Window to front, central heating radiator.

BEDROOM TWO 8'5" x 5'6" (2.57m x 1.68m)

Window to rear, central heating radiator.

BATHROOM

Fitted with a white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Part tiled walls, laminate flooring, central heating radiator and double glazed window to side.

SECOND FLOOR

BEDROOM THREE 21'8" x 14'5" (6.60m x 4.39m)

Velux window, central heating radiator.

OUTSIDE

The front garden is mainly paved with planted borders, shrub borders and shared driveway.

To the rear of the property the garden is laid to lawn with patio area, planted and hedged boundaries, garden shed.

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. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5%; to a minimum of &#pound; 5000 + 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 prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information 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 West Yorkshire Property Auction powered by iam-sold Ltd.



Heights Lane, Bradford, BD9

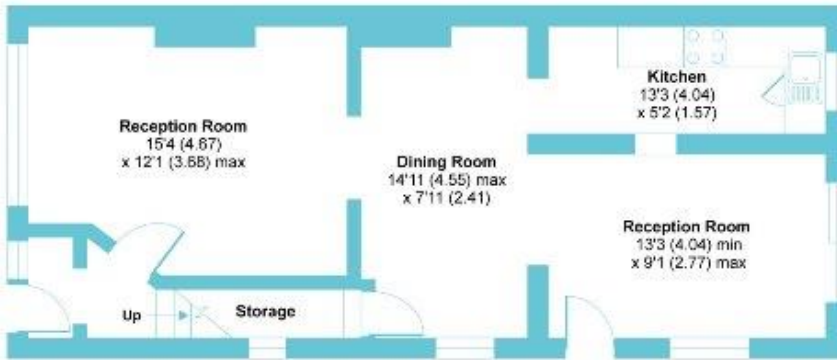
APPROX. GROSS INTERNAL FLOOR AREA 1080 SQ FT 100.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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	
	80	75	44
	53		
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:

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