



Priestley Hall, Lady
Park Avenue, Bingley,
BD16 4UB
Guide Price £100,000
1 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

*****ATTENTION FIRST TIME BUYERS AND BUY TO LET INVESTORS***** Being sold via the Modern Method Of Auction, in the extremely popular residential area of Lady Park Avenue, Bingley is this one bedroom character apartment being sold with no onward chain! The apartment block is sat in its own grounds with gardens surrounding and large car park with secure communal entrance. The apartment comprises a hallway leading to a bedroom, bathroom, living space and kitchen, making it manageable for a number of different buyers including first time buyers, people looking to downsize, and investors alike. The apartment has excellent transport links via bus routes and Bingley Train Station, close to all local amenities including multiple super markets, bars, pubs and restaurants, and has plenty of rural walks over the tops of Baildon Moor for those looking for some open fresh air adventure! Call Linley & Simpson, Bingley to arrange internal inspection.

Accommodation

Communal Entrance/Hallway

To the side of the apartment block is a secure communal door with intercom system leading to a communal hallway..

Private Entrance Hall

From the Communal hallway, you enter the front door of the apartment into a hallway leading to all other rooms and has a window to side.

Living Room

The living is well-lit with windows along the front and side, has gas central heating radiators and ample space for living and dining.

Kitchen

Accessed from the living room is a fully fitted kitchen with a mixture of wall and base units, plumbing and space for appliances, an integral electric oven and hob with extractor over, a one and a half sink and drainer with double glazed window over and tiled splash back surround.

Bedroom

The bedroom is a substantial double with a large built in wardrobe, a window and gas central heating.

Bathroom

Part-tiled bathroom comprising a three piece suite including pedestal w.c, wash hand basin with mixer taps and bath with shower over.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold 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.

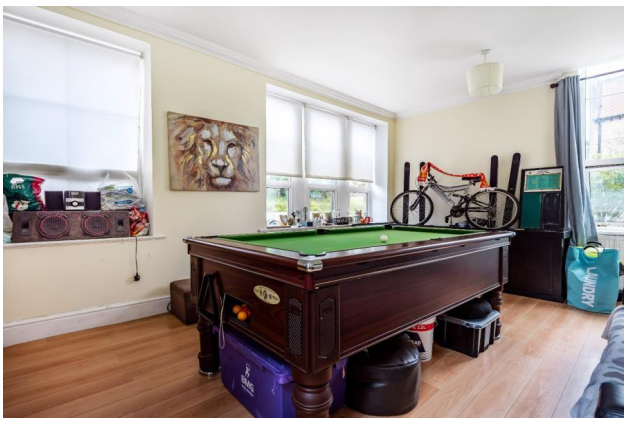
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

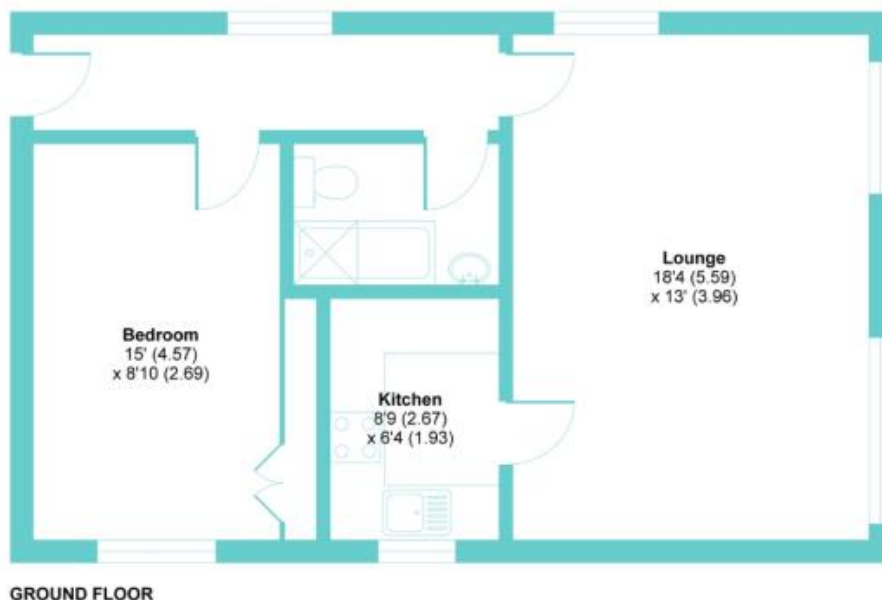
Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Priestley Hall, Lady Park Avenue, Bingley, BD1

Approximate Area = 564 sq ft / 52.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © richcom 2021. Produced for Linley & Simpson. REF: 762072

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

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 £250 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.