



Brassey Terrace

Bradford, BD4 7JZ

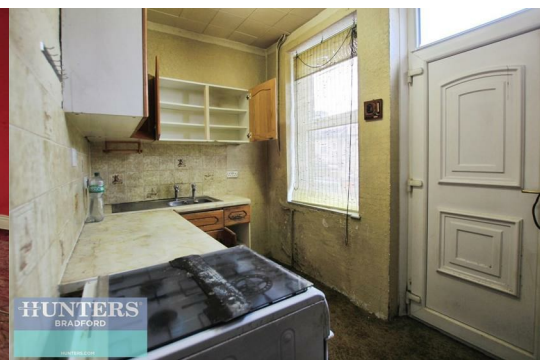
Guide Price £60,000



This two-bedroom terraced house is ****for sale**** in a residential area of Bradford offering access to public transport links, nearby schools and a range of local amenities. The property comprises one reception room, one kitchen and one bathroom, providing a straightforward layout suitable for a variety of buyers. It is being ****sold** via the modern method of auction******, offering a transparent and time-bound purchasing process. The council tax band is A.

The house is located within the BD4 area of Bradford, with convenient access to local shops, supermarkets and services along nearby main roads and local parades. A selection of primary and secondary schools can be found within a short distance, making the location practical for households needing access to education.

Public transport is well served, with regular bus routes providing connections into Bradford city centre. From there, Bradford Interchange and Bradford Forster Square railway stations offer services to Leeds, Huddersfield, Manchester and beyond. Typical journey times are around 20 minutes to Leeds and under an hour to Manchester from central Bradford, subject to service and time of day.



GROUND FLOOR

Livingroom 14'2" x 15'6" (4.32 x 4.73)

Kitchen 10'7" x 6'4" (3.25 x 1.94)

FIRST FLOOR

Bedroom One 14'0" x 11'6" (4.28 x 3.51)

Bathroom 8'8" x 9'8" (2.66 x 2.96)

SECOND FLOOR

Bedroom Two 14'0" x 13'1" (4.27 x 4.01)

CELLAR 9'1" x 6'0" (2.77 x 1.84)

DISCLAIMER

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

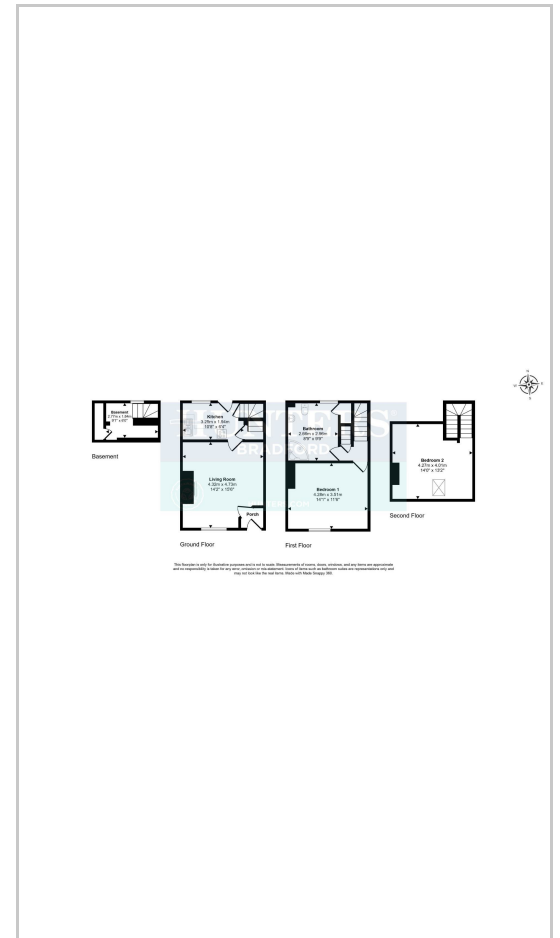
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

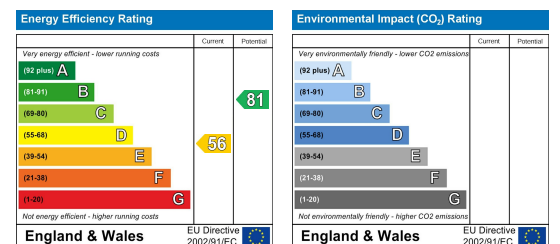
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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