



Wellington Road, Wilsden,

Guide Price £150,000

**** SEMI DETACHED BUNGALOW ** TWO BEDROOMS ** POPULAR LOCATION **
** GARDENS & GARAGE ** VIEWING RECOMMENDED ****

Situated in the very popular residential location of Wilsden is this two bedroom semi detached bungalow. The property is conveniently located for access to Wilsden medical centre and also local shops. Benefits from a modern fitted kitchen, four piece bathroom, driveway and a garage



Being Sold by Online Auction

OPENING BIDS OF £150,000

Buy it now option available

Please call or visit Online Auctions for more information.

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete 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. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact: Sugden Estates

General Information:

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium 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 a 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 Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £6600 including VAT and a Legal Pack fee of £354 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

Breakfast Kitchen

10'6" x 12'10" (3.20m" x 3.91m")

Modern white fitted kitchen having a range of wall and base units incorporating laminate sink unit, stainless steel oven & hob with extractor, integrated fridge, plumbing for auto washer, part tiled and radiator.

Lounge

17'1" x 10'8" (5.21m" x 3.25m")

Gas fire and radiator.

Bedroom One

12'4" x 10'7" (3.76m" x 3.23m")

Fitted wardrobes and radiator.

Bedroom Two

10'8" x 8'9" (3.25m" x 2.67m")

Radiator and upvc doors leading to garden.

Conservatory

Radiator and french doors leading to rear garden.

Bathroom

White four piece suit comprising shower cubicle, panel bath, pedestal wash basin, low flush wc, tiled walls and radiator.

Exterior

To the outside there is a shared driveway and lawned garden to the front with a detached garage to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 2.3 miles, right onto Well Heads, after 0.8 miles turn left onto Half Acre Rd, turn left towards Ten Yards Ln, left onto Ten Yards Ln, after 0.9 miles turn right onto Tewitt Ln, turn left onto Old Allen Rd, after 0.6 miles turn right onto Lane Side/B6144, turn left, turn right onto Wellington Rd and the property will shortly be seen displayed via our For Sale board.

Council Tax

C

Tenure

FREEHOLD

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	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			
England & Wales		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk

44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk

13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk

website www.sugdensestates.co.uk