



Netherwood Chambers, Manor Row, Bradford, BD1 4PB

- **Second Floor Apartment** ● **One Bedroom** ● **City Centre Location** ●
- **For Sale by Auction – T & C's apply** ●

FREEHOLD | COUNCIL TAX BAND: A | EPC: C

Guide Price £30,000

Directions

From our office, head down Thornton Road towards Bradford City Centre. At the traffic lights at the bottom of Thornton Road, turn left onto Godwin Street. At the top, go straight through the traffic lights across Westgate. At the T-junction, turn right onto Manor Row. Netherwood Chambers can be found on the right.

Description

DINSDALES ESTATES PRESENTS THIS OPMNE BED APARTMENT OFFERED FOR SALE BY MODERN METHOD OF AUCTION.

Lease and Service Charge Information

Lease Length 999 Years from 1st January 1997. 2022/2023 Service Charges are £1225.35 per annum with an Annual Ground Rent of £5.00

Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

Auction Information

Auctioneer 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 Limited 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 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.

Entrance Hall 10' 3" x 9' 0" (3.125m x 2.737m)

L shaped hallway with a tank cupboard, intercom handset and laminate look flooring.

Lounge 13' 1" x 11' 8" (3.978m x 3.553m)

With two secondary glazed windows, radiator (Winter heating only), laminate look flooring two ceiling lights and an open aspect to the kitchen.

Kitchen 8' 5" x 5' 8" (2.568m x 1.727m)

Through an arch. With a range of modern grey wall and base units and grey wood effect work surface. A stainless steel sink with mixer tap, inset electric oven, hob and extractor hood, part tiled walls, plumbing for a washing machine, ceiling spot lights and laminate look flooring.

Bedroom 9' 0" x 8' 10" (2.745m x 2.690m)

With a secondary glazed window, a radiator (Winter heating only), laminate look flooring.

Bathroom 8' 2" x 5' 8" (2.493m x 1.716m)

With a hand basin, low flush toilet, bath with mixer tap shower, part tiled walls, shaver socket, glass shower screen, extractor fan and a radiator (Winter heating only).

Utilities & Services

Gas (Winter Heating only), Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodafone, Three and O2.

Local Authority

Bradford Council Tax Band A £1224.93 Approx for 2022/2023. Bin collection fortnightly on a Tuesday.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage Advice & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

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. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

www.dinsdalesestates.co.uk

Dinsdales Estates

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