



DINSDALE

NOW COMPLETED!



Millbeck Close, Off Leaventhorpe Lane, Bradford, BD8 0EZ

• Detached • Three Bedrooms • Gardens, Garage & Driveway •

FOR SALE BY MODERN AUCTION | FREEHOLD | EPC: D

Auction Guide Price £155,000

Directions

From our office head up Thornton Road. Go straight ahead at Four Lane Ends traffic lights. Turn left on to Leaventhorpe Lane. At the brow of the hill Millbeck Close is on the left.

Description

DINSDALES ESTATES PRESENTS THIS DETACHED PROPERTY IN BD8 FOR SALE BY MODERN METHOD OF AUCTION. In an ideal position for Dixons Academy and situated on a small residential cul de sac with semi rural views. This property has been subject to some water damage and with a little love and attention this would be a great family home.

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 (for standard Grade 1 properties). 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.

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.

Entrance Hall 7' 3" x 5' 9" (2.208m x 1.74m)

With a radiator, a wooden entrance door and a wooden, double glazed side window, a walk in cupboard, heating thermostat and smoke detector. Showing signs of water damage.

Lounge 16' 10" x 14' 11" (5.126m x 4.534m)

With ceiling damage. A double glazed wooden bay window, feature coving, two decorative alcoves and a dado rail. Adams style fire surround with living flame gas fire, doors leading to the kitchen and dining area.

Dining Room 11' 0" x 8' 9" (3.348m x 2.664m)

A radiator, panelled ceiling and double glazed patio doors to the conservatory.

Conservatory 16' 2" x 14' 5" (4.916m x 4.406m)

Two electric wall heaters, a tiled floor and patio doors to the back garden.

Kitchen 110' 0" x 10' 3" (33.526m x 3.136m)

Two wooden, double glazed windows, a panelled ceiling with inset spot lights, a radiator, part tiled walls and a tiled floor. A range of white gloss units and marble look work surface, a larder unit and stainless steel sink with mixer tap. A built in extractor hood and plumbing for a washing machine.

Rear Hall

A Upvc stable door, panelled ceiling, fully tiled walls and floor. Door leading to the garage and downstairs toilet.

Integral Garage 17' 2" x 8' 8" (5.244m x 2.636m)

An up and over garage door, built in shelves, power and light and the Worcester combination boiler.

Downstairs Toilet 5' 7" x 3' 5" (1.692m x 1.042m)

Fully tiled walls and floor, a white double glazed Upvc window, a white towel radiator, a low flush toilet, hand basin, wall mirror and panelled ceiling.

Landing and Stairs 10' 2" x 7' 1" (3.087m x 2.157m)

A spindle banister, loft hatch, smoke detector and over stairs cupboard with hot water tank.

Bathroom 6' 11" x 5' 4" (2.12m x 1.62m)

A double glazed window, fully tiled walls, lino look flooring and a stainless steel towel radiator. A three piece Victorian style bathroom suite with a shapely bath, shower head and glass shower screen, a hand basin and a low flush toilet.

Bedroom One 12' 3" x 8' 1" (3.733m x 2.476m)

With ceiling damage. A front facing bedroom with a double glazed wooden window, built in wardrobes and a radiator.

Bedroom Two 13' 3" x 9' 6" (4.036m x 2.906m)

A rear facing bedroom with a wooden double glazed window, radiator, panelled ceiling, spot lights and a built in wardrobes.

Bedroom Three 7' 11" x 6' 4" (2.423m x 1.920m)

A front facing bedroom with a wooden double glazed window and a radiator.

Outside

A good sized rear garden accessed from both sides. Walled and lawned with a raised patio area. Private with views and not overlooked. To the front is an open aspect, lawned garden and tarmac driveway.

Utilities & Services

Gas, Electric, Water (metered) 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 D £1837.39 Approx for 2022/2023. Green/Grey 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

www.dinsdalesestates.co.uk

Dinsdales Estates

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