



Aireville Crescent, Bradford BD9 4EU

welcome to

Aireville Crescent, Bradford

For sale by Modern Method of Auction Starting bid £170,000, plus Reservation Fee. Three-bedroom semi-detached bungalow featuring a spacious reception room, fitted kitchen/diner, fitted bathroom, driveway, front and rear gardens, and a raised decking balcony. No onward chain.



For sale by Modern Method of Auction Starting bid £170,000, plus Reservation Fee. Situated on the sought-after Aireville Crescent in Bradford, BD9, this delightful three-bedroom semi-detached bungalow offers the perfect blend of comfort, space and outdoor living. Beautifully arranged throughout, the property features a generous and light-filled reception room, ideal for relaxing with family or entertaining guests, alongside a fitted kitchen with dining area that provides a welcoming heart to the home. The three well-proportioned bedrooms offer flexible accommodation, complemented by a fitted family bathroom. Outside, the property continues to impress with a driveway providing convenient off-street parking, attractive gardens to both the front and rear, and a wonderful raised decking balcony overlooking the rear garden, creating the perfect spot to enjoy your morning coffee, al fresco dining, or summer evenings with friends and family. Conveniently located close to local amenities, transport links and schools, this charming bungalow presents an excellent opportunity for buyers seeking a home ready to move into and enjoy.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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Lounge

15' 7" x 11' (4.75m x 3.35m)

Kitchen/Diner

22' 6" into recess x 8' 10" (6.86m into recess x 2.69m)

Bedroom One

12' 5" x 11' (3.78m x 3.35m)

Bedroom Two

12' 8" x 9' (3.86m x 2.74m)

Bedroom Three

9' 4" x 9' (2.84m x 2.74m)

Bathroom

Outside

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

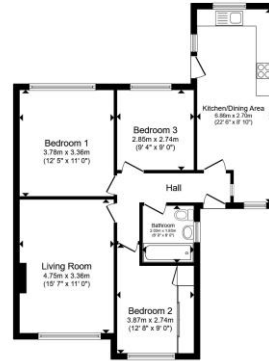


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Aireville Crescent, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi detached bungalow
- Three bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: C



guide price

£170,000

Total floor area 74.4 m² (801 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP111650 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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