

FOR SALE

For Sale by Auction - Starting Price
£60,000 Freehold



7 Hammond Square, Heaton, Bradford, West Yorkshire. BD9 4AL

- FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION
- 1 Bedroom Double Fronted Cottage - Dates Back to 18th Century
- Full of Character - In Need of Modernisation
- Living Room - Kitchen/Diner
- Communal Court Yard with Outbuildings
- No Seller Chain



PROPERTY DESCRIPTION

FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION STARTING PRICE £60,000 PLUS RESERVATION FEE'S APPLY

Double fronted workers cottage, located just off Highgate in Heaton. The buildings at Hammond Square in Heaton, date back to the 18th Century. They are considered some of the oldest residential structures in the area, pre-dating the main 19th-century expansion of the Heaton Estates conservation area, with some homes originating around 1790.

The property boasts a wealth of character and charm , now in need of modernisation. In our opinion the property could be converted to provide two bedroom accommodation, subject to the necessary planning consents. The property briefly comprises; kitchen/diner and living room to the ground floor. One bedroom with study area and bathroom to the first floor. Outside, there is a small communal courtyard with useful storage outbuildings.

Offered with no seller chain, therefore a quick completion can be achieved. Council tax band A.

Information obtained from Sprift, the UK's leading supplier of property specific data indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 16 mbps, Ultrafast 74 mbps & Superfast 1800 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org>.



ROOM DESCRIPTIONS

Kitchen/Diner

Stable door to the front and hardwood double glazed windows to the front, side and rear. Built in stone and wood seating. Part wood panelled walls. Wall light points and exposed beams. Stairs to the first floor.

Range of base and wall units having a complementary work surface over. Electric oven, gas hob with extractor hood over. Plumbing for washing machine. Stainless steel drainer sink unit with mixer tap.

Living Room

Hardwood double glazed windows to the front and rear. Part wood panelled walls. Open grate fire having a stone fireplace. Radiator and wall light points. Built in TV cabinet.

First Floor

Landing

Useful storage cupboard/wardrobe. Feature exposed stone walls and beams. Part wood panelled walls and wall light points. Hard wood double glazed window to the rear.

Study Area

Hard wood double glazed window to the rear, part wood panelled walls and wall light points. Exposed beams and stonework. Cupboard housing gas boiler.

Bedroom

Hardwood double glazed window to the front. Feature exposed stone walls and beams. Vaulted ceiling. Built in cupboards and radiator.

Bathroom

3 piece suite comprising of corner bath, pedestal wash hand basin and low level w.c Radiator and hard wood double glazed window to the front.

Outside

Courtyard

Communal cobbled courtyard. Useful outbuilding and bin store.

Modern Method of Auction

This property is for sale by the online Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction allows the purchaser 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange 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 of 3.5% plus vat to a minimum of £5,000.00 + vat (£1,000.00) = (£6,000.00) which secures the sale and takes the property off the market. Fees paid to the Auctioneer are in addition to the price agreed. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of 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 Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to a reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. T&C'S apply to the online Modern Method of Auction, which is operated and powered by Advanced Property Auction. Contact details for Advance Property Auctions is 0333 3661087 www.advancedpropertyauction.co.uk/buying/

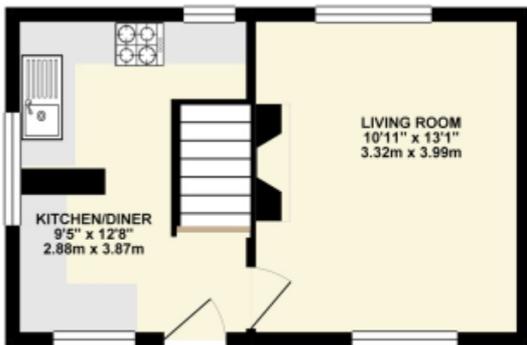
Agent's Notes:

The Seller has asked us to point out that the heating does not work, although there is hot water. Also, there is a small leak coming through into the living room around the rear window.

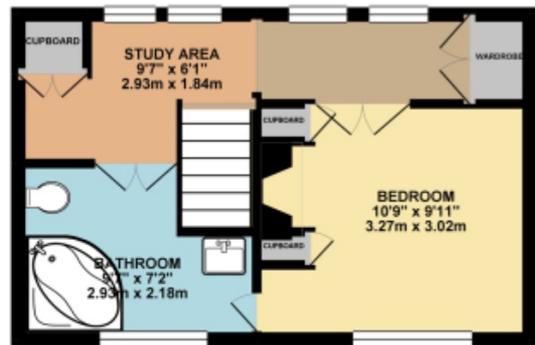


FLOORPLAN

GROUND FLOOR 271.53 sq. ft.
(25.23 sq. m.)



1ST FLOOR 271.53 sq. ft.
(25.23 sq. m.)



TOTAL FLOOR AREA : 543.05 sq. ft. (50.45 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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