



Davies Properties



6 Pope Street

Keighley, BD21 4BE

Starting Bid £80,000



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Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Welcome to Pope Street, Keighley - this 'corner back-to-back' property is deceptively spacious and would make an ideal starter home, or a good rental opportunity for an investor landlord. The accommodation comprises of lounge and kitchen to the ground floor with trapdoor access to a cellar. On the first floor are two bedrooms and a bathroom and on the second floor you will find a spacious attic bedroom. The property benefits from uPVC double glazed windows and gas central heating. To the exterior there is an enclosed patio garden to the side of the property.

Being vacant and with no upward chain, this property presents a fantastic opportunity for you to move in hassle-free and start creating your dream home. Don't miss out on the chance to own this lovely house in the heart of Keighley!

LOWER GROUND FLOOR

Cellar

With plumbing for a washing machine.

GROUND FLOOR

Lounge

15'10" x 12'02" (4.83m x 3.71m)

With a wooden entrance door, uPVC double glazed window to the front elevation, laminate flooring and a central heating radiator.

Kitchen

16'10" x 3'10" (5.13m x 1.17m)

A galley-style kitchen with a range of matching wall and base units with work-surfaces over and tiling to the splash-backs. Central heating radiator, circular stainless sink and drainer, single electric oven, gas hob, uPVC double glazed window and wooden entrance door leading out to the patio garden. There is a trapdoor which provides access to the cellar.

FIRST FLOOR

Bedroom One

9'10" x 8'02" (3.00m x 2.49m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two

11'04" x 5'09" (3.45m x 1.75m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

7'05" x 5'10" (2.26m x 1.78m)

With a white three-piece suite comprising of a bath with electric shower over, pedestal hand wash basin and W/C. A central heating radiator and uPVC double glazed window to the side elevation.

SECOND FLOOR

Attic Bedroom

16'08" x 10'07" (with some restricted headroom)
(5.08m x 3.23m (with some restricted headroom))

With a uPVC double glazed window to the front elevation, a central heating radiator and exposed feature beams to the ceiling.

EXTERIOR

There is an enclosed patio garden to the side of the property offer a useful outdoor space.

OTHER INFORMATION

~ Tenure: Freehold

~ Council Tax Band 'A'

Auctioneer's Additional Comments

Pattinson Auction are working in Partnership with the Marketing Agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneer's website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any Marketing Agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel

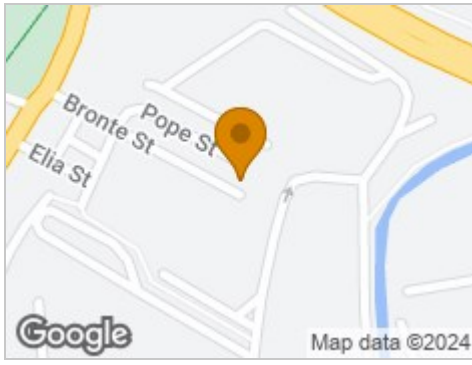
of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Road Map



Hybrid Map



Terrain Map



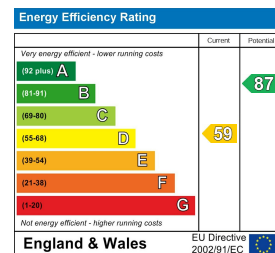
Floor Plan



Viewing

Please contact our Davies Properties Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.