



2 Snape Street, Keighley, BD21 5DS

*Guide Price £50,000+ (plus fees)

For Sale by auction on
Wednesday 6th July 2022



Snape Street

This spacious three bedroom through terrace is sure to appeal to any developers as it is now in need of complete refurbishment and modernisation. A similar property on the street which was also quite dated has recently been marketed for £89,000 offering the potential for a real bargain.

Externally the property has a yard and lawned garden to the front with a small yard and outbuilding to the rear.

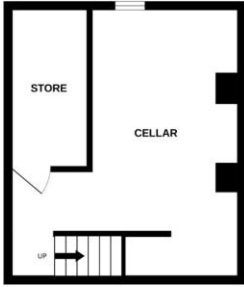
It is located to the northwest of Bradford City centre and just a mile to the south of Keighley town centre.

Please note: A 14 day completion applies to this lot and the buyer will be required to pay the exchange deposit from cleared funds.

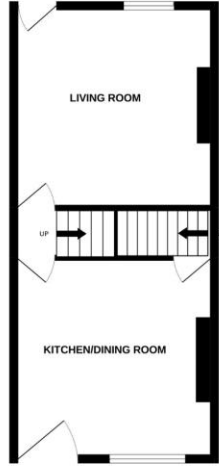
Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.



BASEMENT
269 sq.ft. (25.0 sq.m.) approx.



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
235 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.
plan not to scale - strictly for identification purposes only
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Tenure – Freehold

Services – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services. NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order. The buyer is advised to obtain verification from their Solicitor/Surveyor.

Local Authority – Bradford City Council

Viewings – Strictly by appointment with Auction House Tel 0113 3933482

Plans & Photographs – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

Charges & Payments – In addition to the deposit

Administration Charge: 0.9% inc VAT of the purchase price subject to a minimum of £1,200 inc VAT.

Buyer's Premium: £900 inc VAT

Disbursements: Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

***Guide Price** Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



Viewing

By appointment only through our Auction House branch Mon – Fri
Call our team 7 days a week from 8am til 8pm

9.00 - 5.30

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