



Gray Avenue, Shipley BD18 2HP

welcome to

Gray Avenue, Shipley

For sale by Modern Method of Auction Starting bid £70,000, plus Reservation Fee. Offered to the market with no upper chain, this well-presented two-bedroom first floor apartment provides an excellent opportunity for first-time buyers, downsizers, or investors alike. The property benefits from DG.



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The accommodation briefly comprises an entrance hallway, a spacious and light-filled lounge, a fitted kitchen with a range of wall and base units, two well-proportioned bedrooms, and a three piece bathroom. The property benefits from double glazing.

Conveniently located close to local amenities, transport links, and reputable schools, the apartment offers both practicality and convenience for everyday living.

Early viewing is highly recommended to fully appreciate the accommodation on offer and the advantage of being available with no onward chain.

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

Entrance Hall

Living Room

13' 10" x 11' 7" (4.22m x 3.53m)

Kitchen

11' 7" x 7' (3.53m x 2.13m)

Bedroom One

10' 6" x 10' 3" (3.20m x 3.12m)

Bedroom Two

8' 10" x 7' 3" (2.69m x 2.21m)

Bathroom

Balcony

Rear Garden



view this property online williamhbrown.co.uk/Property/SHP111460



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First floor apartment
- Two bedrooms

Tenure: Leasehold EPC Rating: D

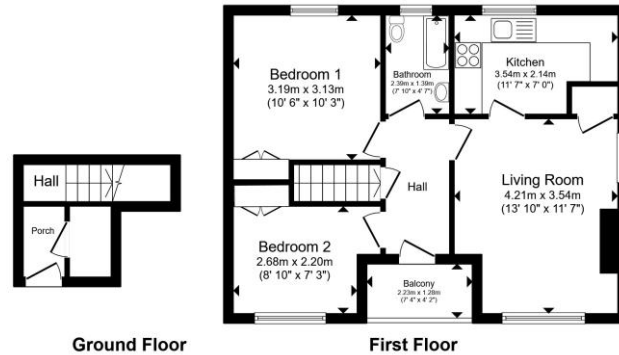
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000



Total floor area 54.2 m² (584 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

view this property online [williamhbrown.co.uk/Property/SHP111460](https://www.williamhbrown.co.uk/Property/SHP111460)



Property Ref:
SHP111460 - 0004

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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