



Cartmel Road, Keighley BD21 2QT

welcome to

Cartmel Road, Keighley

Three bedroom terraced property arranged over three floors, conveniently situated within easy reach of Keighley town centre where a wide range of shops, amenities, and public transport links can be found. Offered for sale with no onward chain.



Requiring modernisation throughout, this property presents an excellent opportunity for first-time buyers, investors or anyone looking to create a home to their own taste and add value.

Entering the property on the ground floor, you are welcomed into a generously sized living room with a front facing window allowing plenty of natural light into the space. Stairs rise from the living room to the first floor. To the rear of the property is the kitchen, fitted with a range of wall and base units and providing access to the cellar, which offers useful additional storage space. A door from the kitchen leads out to the enclosed rear yard. The ground floor offers a practical layout and provides a solid foundation for renovation and improvement.

The first floor comprises two bedrooms and the house bathroom. Bedroom three benefits from built-in storage, while additional storage cupboards can be found on the landing. The bathroom is fitted with a three-piece suite.

Occupying the second floor is the remaining double bedroom, a spacious and versatile room that could be used as a principal bedroom, guest room or home office, with useful eaves storage providing further practicality.

Externally, the property benefits from on-street parking to the front and an enclosed rear yard, offering a low-maintenance outdoor space. A property with excellent potential in a convenient location, ideal for those looking for a renovation project and the opportunity to add their own stamp throughout.

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.

Statement



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Cartmel Road, Keighley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Terraced Property Arranged Over Three Floors
- Useful Cellar & Eaves Storage

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KEI105060 - 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.

holroyds



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