

Because life is

Petty
Real™

22 Rutland Street
Nelson
BB9 7RP



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction

For Sale

- Mid terrace property
- Located off Leeds Road
- Two bedrooms
- Bathroom
- Sustained fire damage

Auction Guide £35,000

- Lounge
- Kitchen/ diner
- Rear Yard
- Cash buyers only
- Early viewing recommended



For Sale by Modern Method of Auction; Starting Bid Price £35,000 plus Reservation Fee.

A flush faced mid terrace dwelling situated in a popular residential area off Leeds Road, located a short distance away from local amenities, public transport links and Schools.

This two bedroom property briefly comprises lounge, kitchen/diner, on the first floor there are two bedrooms and a bathroom.

Externally is an enclosed paved yard to the rear of the property.

Property has sustained some fire damage and would be best suited to a cash buyer.

Early viewing recommended as we anticipate a high level of interest.

Please note this property will not be sold prior to auction and all interested parties will have to bid at online auction.

If you wish to bid at auction you must be registered in advance. Please contact katy.wilson@iam-sold.co.uk for details.

1. You must be registered for an account with www.iamsold.co.uk

2. You must complete a proxy bidding form to consent to exchanging contracts on the fall of the hammer

3. You must pay in advance of bidding - the 10% deposit to exchange, plus the auction reservation fee (£6,000) and auction pack fee (£300)

This property is for sale by North West Property Auction powered by iam-sold Limited.

Please note this property is subject to an undisclosed 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. Terms and conditions apply to the Modern Method of Auction, which is operated by The North West Property Auction powered by iam-sold Ltd.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 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% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market.

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 Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department

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 firms employment has the authority to make or give any representation or warranty in respect of the property.