



**30 Irwell Street
Bradford, BD4 7EQ**

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY THE 6TH OF JUNE 2024 AT 12PM. GUIDE PRICE; £70,000. A well presented three bedroom through terrace property which is currently tenanted producing £6,900 per annum which is a 9.8 % yield! The property briefly comprises; entrance vestibule, lounge, dining kitchen, storage cellar, two first floor bedrooms and bathroom, second floor bedroom. To the outside there is a small yard to the rear. Having both double glazing and gas central heating.

- FOR SALE BY SHARPES AUCTIONS ON THE 6TH JUNE
- HAVING BOTH DOUBLE GLAZING AND GFCH
- WELL PRESENTED THROUGHOUT
- TENNANTED THREE BEDROOM THROUGH TERRACE
- PRODUCING £6,900 PA WHICH IS A HEALTHY 9.9 % YIELD!
- ENERGY EFFICIENCY RATING: D

Auction Guide Price - £70,000

Lounge 15' 2" x 13' 9" (4.62m x 4.19m)
With Upvc double glazed window to the front, gas central heating radiator, living flame gas fire with marble hearth and back, laminated flooring and exposed beams

Dining Kitchen 12' 4" x 9' (3.76m x 2.74m)
Modern fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer, mixer tap and worksurfaces, plumbed for automatic washing machine, stainless steel cooker hood, complimentary splashback tiling, laminate flooring, Upvc double glazed window to the rear, gas central heating radiator, door access to the rear yard, access to the cellar area

First Floor
Access via kitchen, gas central heating radiator

Bedroom One 11' 5" x 8' (3.48m x 2.44m)
With Upvc double glazed window to the front, built in wardrobes, gas central heating radiator

Bedroom Two 9' 8" x 8' 6" (2.95m x 2.59m)
With Upvc double glazed window to the rear, built in storage cupboards, gas central heating radiator

Bathroom
Modern three piece suite in white comprising of panel bath with mixer shower over, pedestal and wash basin and WC, gas central heating radiator, tiled walls and tiled flooring, Upvc double glazed window to the front, extractor fan

Second Floor

Bedroom Three 12' 2" x 13' 9" (3.71m x 4.19m)

With Upvc double glazed dormer window to the rear, gas central heating radiator

Exterior
To the outside of the property there is a small frontage area and an enclosed yard to the rear

Kitchen
12 4 x 9
Modern fitted kitchen with a range of base and wall units incorporating stainless steel sink and drainer, mixer tap and worksurfaces, plumbed for automatic washing machine, stainless steel cooker hood, complimentary splashback tiling, double glazed window to the rear, gas central heating radiator, door access to the rear yard, access to the cellar area

First Floor

Bathroom
Modern three piece suite in white comprising of panel bath with mixer shower over, pedestal and wash basin and WC, gas central heating radiator and a double glazed window to the front.


Bedroom One
11 5 x 8
With a double glazed window to the front, and a gas central heating radiator.

Bedroom Two
9 8 x 8 6
With a double glazed window to the rear and a gas central heating radiator.

Second Floor

Bedroom Three
13 9 x 12 2
With a double glazed window to the front, and a gas central heating radiator.

Outside
To the outside of the property there is a small frontage area and a yard to the rear

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.