



91 Institute Road Bradford, BD2 2HP

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 6th JUNE 2024 AT 12PM. GUIDE PRICE; £95,000.

A this well established two bedroom mid terrace property situated in the heart of Eccleshill village. An Ideal opportunity for investors or first time buyers.

Benefits form gas central heating, double glazing and briefly comprises lounge, kitchen, two bedrooms and bathroom. To the outside there are well maintained gardens to both front and rear. Located within close proximity to Cavendish Primary School, regular bus routes, shops, supermarkets, bars, eateries and a range of other local amenities.

- FOR SALE BY SHARPES AUCTIONS ON THE 6TH JUNE AT 12PM.
- POPULAR LOCATION
- WELL MAINTAINED GARDENS TO THE FRONT & REAR
- WELL PRESENTED TWO BEDROOM TERRACE.
- SITUATED IN THE HEART OF ECCLESHILL VILLAGE
- AN INTERNAL VIEWING IS AN ABSOLUTE MUST!

Auction Guide Price - £95,000

Lounge

12'0" x 11'11"

Gas fire set into decorative surround and marble hearth.
uPVC double glazed window. Radiator.

Dining Kitchen

11'10" x 10'2"

A contemporary fitted kitchen with integrated electric oven, gas hob and extractor hood over. Stainless steel sink and drainer. Plumbing and space for washing machine. A range of base and wall level storage with complementary surfaces over. Combination boiler. Space for fridge freezer.

Bedroom One

12'0" x 11'11"

Built in wardrobes to recess. uPVC double glazed window to front elevation. Radiator.

Bedroom Two

7'8" x 4'9"

uPVC double glazed window to rear elevation. Radiator.

Shower Room

A modern three piece suite comprising; shower cubicle with tiled surround. hand wash basin. Low flush w.c. Opaque double glazed window. Radiator.

Outside

To the front of the property there is a paved garden with perimeter wall. To the rear of the property there is gated access into an enclosed, low maintenance garden with a panel fence surround providing privacy, artificial lawn and a decking area..

Tenure

Freehold

Solicitors

Akaash Hussain
Solicitor
Tel: 01274 652555


Waterstone Partnership Solicitors
61 Duckworth Lane
Bradford
BD9 5EU

Council Tax Banding

A

Brochure Prepared

19/04/24

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.