



437 Great Horton Road Bradford, BD7 3DJ

FOR SALE BY SHARPES AUCTIONS, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY THE 2nd OF MAY 2024 AT 12PM. GUIDE PRICE; £55,000-£65,000. Offered to the market is this two bedroom through terrace cottage, this property offers a wealth of character and charm. Property briefly comprises, entrance hall, kitchen, lounge, storage cellar, to the first floor two bedrooms and house bathroom, to the outside gardens to front and rear. EPC C

- FOR SALE BY SHARPES, MODERN ONLINE AUCTION - 2ND OF MAY 2024 AT 12PM.
- TWO BEDROOM STONE COTTAGE WITH GOOD SIZED GARDENS
- EPC RATING C - COUNCIL TAX BANDING A
- RESERVATION FEES APPLY - 56 DAY COMPLETION.
- POPULAR LOCATION
- A MUST SEE!

Auction Guide Price - £55,000

Entrance Hall

With stairs to the first floor landing

Lounge

14'9" x 14'9"

Feature fire surround, a radiator and a large feature bay window to the rear..

Kitchen

11'6" x 5'2"

Fitted base & wall units with contrasting work surfaces, complementary wall tiling, stainless steel sink & drainer with mixer tap, plumbing for an automatic washing machine and a window to the front.

Bedroom One

12'2" x 10'10"

With a radiator and a window to front elevation.

Bedroom Two

10'5" x 9'0"

With a radiator and a window to rear elevation.

Bathroom

8'4" x 5'6"

Fitted three piece suite comprising; panelled bath ,pedestal wash basin, low flush WC, radiator and a window to front.

Outside

To the outside there is a pebbled and bedding area to the front and to the rear enclosed lawned garden with pond and bedding areas well stocked with mature plants and shrubs.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.


The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Solicitors

Elite Solicitors - Fiona Taylor

Brochure Prepared

5/4/24

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.