



## 11 Spring Place Bradford, BD7 1RG

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY THE 1ST OF SEPTEMBER 2024 AT 12PM. GUIDE PRICE; £140,000. Offered for sale is this tenanted four bedroom mid terrace property offering good sized living accommodation. The property is located in a popular residential area close to local amenities and the University.

The accommodation briefly comprises entrance hall, lounge, dining room and kitchen on the ground floor, with access to a good sized basement. On the first floor there are three bedrooms and bathroom and on the second floor there is an overall attic bedroom. There are small enclosed yards to the front and rear of the property.

Council Tax Banding - B

Tenure - Freehold

EPC - C

- FOR SALE BY SHARPES AUCTIONS, TO BE HELD ON THE 1ST OF SEPTEMBER AT 12PM.
- TWO RECEPTION ROOMS
- COUNCIL TAX BANDING - B, TENURE - FREEHOLD, EPC - C
- LARGER THAN AVERAGE TENANTED THROUGH TERRACE PROPERTY
- POPULAR LOCATION
- VIEWING IS A MUST.

## Auction Guide Price - £140,000

#### Entrance Hall

With a door and stairs to the first floor.

#### Lounge

15'8" x 13'1"

With a bay window, a radiator and a feature fire place.

#### Dining Room

15'1" x 13'1"

With a radiator, a window and door to the rear and a feature fire place.

#### Kitchen

9'10" x 5'2"

Having a fitted kitchen with a cooker point, a window to the rear and access to a good sized cellar

#### Cellar

A good sized cellar ripe for conversion subject to planning and consents.

#### Shower Room

Having a three piece suite comprising of a shower cubicle, a sink and a toilet. There is a window and a radiator.

#### Bedroom One

15'5" x 13'1"

With a window and a radiator.

#### Bedroom Two

13'1" x 11'5"

With a window and a radiator.

#### Bedroom Three

9'6" x 6'10"

With a window and a radiator.

#### Bedroom Four

Occupying the whole top floor and could be split into two bedrooms, subject to planning and consents.

#### Outside


Having a courtyard style garden to the rear.

#### Solicitors

Waterstones Solicitors - Akash Hussain

#### Brochure Prepared

21/5/24

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