



14 Bright Street Clayton, BD14 6QJ

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY THE 8TH OF AUGUST 2024 AT 12PM.

A tenanted one bedroom front facing back to back achieving £500 PCM. Situated in the heart of Clayton Village and within walking distance of amenities, shops and Quora Retail Park, is this one bedroom terraced property. The accommodation briefly comprises; open plan Living Room/Kitchen, Utility Room and Storage Cellar. The first floor holds the Bedroom and an En-Suite House Bathroom. To the outside there is a patio garden to the front.

Council Tax = A

EPC = D

Freehold

- FOR SALE BY SHARPES, TRADITIONAL AUCTION 8TH OF AUGUST 2024 AT 12PM.
- POPULAR LOCATION
- COUNCIL TAX=A, EPC=D, FREEHOLD
- ONE BEDROOM FRONT FACING BACK TO BACK
- TENANTED AT £500 PCM
- CALL TO VIEW

Auction Guide Price - £69,000

Open Living Room/Kitchen

14'5" x 12'5"

Double glazed window to the front elevation with uPVC front entrance door. Telephone and television points with a radiator.

Kitchen Area

Modern Kitchen fitted with a range of matching wall and base units with contrasting work surfaces over. Incorporating; a sink/drain unit, electric oven and hob with extractor hood over. Door to the Utility Room.

Utility Room

Double glazed window to the front elevation with the combination central heating boiler and plumbing for a washing machine. Door to useful storage cellar.

FIRST FLOOR

Bedroom

14'9" x 12'5"

Double glazed window to the front elevation with two built in wardrobes and a radiator. Door to En-Suite Bathroom:

Bathroom

White three piece suite comprising; panelled bath with mixer taps, hand wash basin and low level w.c. Partly tiled with a double glazed window to the front elevation.

Outside

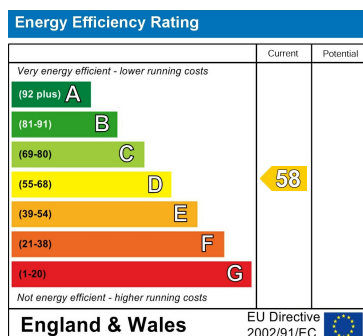
Paved garden to the front of the property.

Solicitors

Janet Butterfield - Stachiw Bashir Green solicitors

Brochure Prepared

23/5/24



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.