



31 Marlborough Road & 274 Lumb Lane Bradford, BD8 7LD

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 8th OF AUGUST 2024 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. 31 Marlborough Road & 274 Lumb Lane, BD8 . Here we have TWO SEPERATE COMMERCIAL UNITS and a separate FOUR DOUBLE BEDROOM DUPLEX apartment above with double glazing & central heating. The apartment comprises; lounge, kitchen, four double bedrooms bedrooms and bathroom. Also benefits from a good size cellar as well as gardens to front and yard to rear.

EPC- D

Tenure- Freehold

Council Tax- A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 8TH OF AUGUST 2024 AT 12PM.
- TWO COMMERCIAL UNITS AND A FOUR BEDROOM DUPLEX APARTMENT
- EPC-D, TENURE- FREEHOLD, COUNCIL TAX A
- TWO PROPERTIES FOR THE PRICE OF ONE
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £185,000

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Ground Floor

Commercial Unit One (31 Marlborough Road)

Was used as a barbers and is a good sized unit with separate facilities.

Commercial Unit Two (274 Lumb Lane)

Is currently tenanted and is used as a mini market it is a good sized unit with separate facilities.

First Floor

Lounge

Having a window and a radiator.

Kitchen

A great sized living area with a fitted kitchen, a window and a radiator.

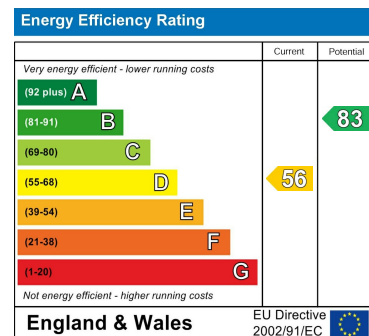
Bedroom One

Having a window and a radiator.

Bathroom

Having a three piece suite comprising of a shower cubicle, basin and a wc. With a window and a radiator.

Second Floor



Bedroom Two

Having a window and a radiator.

Bedroom Three

Having a window and a radiator.

Bedroom Four

Having a window and a radiator.

Exterior

Gardens to the front and rear.

Solicitors

Rhek Solicitors

Ref:- Mohammed Wajid

Brochure Prepared

17/07/24

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.