



## 11 Pinfold Bradford, BD14 6ST

FOR SALE BY SHARPES, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY THE 19TH OF SEPTEMBER 2024 AT 12PM. GUIDE PRICE OF £275,000.

**\*\* DETACHED \*\* FIVE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* MODERN FITTED KITCHEN \*\* DRIVEWAY \*\***

This superb five bedroom detached property would make an ideal purchase for a young/growing family. Situated in the heart of Clayton Village which boasts amenities, shops and schools.

The well presented home offers ready to move into accommodation and is tucked away on this small and quiet cul-de-sac location.

Boasting a modern fitted kitchen, gas central heating, double glazing converted garage and driveway.

To the outside there are well maintained gardens to the rear with a driveway providing off street parking.

FREEHOLD - EPC C - COUNCIL TAX E

- FOR SALE BY SHARPES, MODERN ONLINE AUCTION - 19TH OF SEPTEMBER 2024 AT 12PM.
- WELL PRESENTED FIVE BEDROOM DETACHED HOME
- LOCATED IN THE POPULAR VILLAGE OF CLAYTON
- RESERVATION FEES APPLY - 56 DAY COMPLETION.
- OFFERED FOR SALE WITH VACANT POSSESSION
- FREEHOLD - EPC C - COUNCIL TAX E

# Auction Guide Price - £275,000

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### Entrance Hall

Having a traditional hall with stairs to the first floor and a door to the front.

### Lounge

15'1" x 11'1"

Living flame gas fire with fireplace surround, radiator and a double glazed window.

### Dining Kitchen

13'9" x 9'10"

Modern cream fitted wall and base units with belfast sink unit, integrated fridge/freezer, dishwasher, island breakfast bar, oven, hob and extractor hood, understairs storage, radiator and a double glazed window.

### Utility Room

Modern fitted base unit, tiled splash, plumbing for an automatic washing machine, radiator and a UPVC door which leads to the side.

### Dining Room

12'1" x 9'10"

Radiator and a double glazed window.

### Bedroom Five/Gym

Currently used as a gym but could be used as a bedroom or a further reception room.

### Downstairs WC

Two piece suite comprising of a low flush w/c, pedestal wash basin, radiator and a double glazed window.

### First Floor

#### Bedroom One

9'10" x 9'2"

Fitted wardrobes, radiator and a double glazed window.

#### En-suite

Three Piece suite comprising of a shower cubicle, low flush w/c, pedestal wash basin radiator and a double glazed window.

#### Bedroom Two

9'10" x 9'2"

Radiator and a double glazed window.

#### Bedroom Three

13'1" x 9'2"

Fitted wardrobes radiator and a double glazed window.

#### Bedroom Four

9'10" x 7'10"

Radiator and a double glazed window.

#### Bathroom

Three piece suite comprising of a panelled bath, low flush w/c, pedestal wash basin radiator and a double glazed window.

#### Outside

The property has private enclosed gardens to the front and to the rear which are mostly laid to lawn with well established shrubs and trees. There is also a driveway providing off street parking

#### Solicitors

#### Brochure Prepared

27/8/24

#### 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.

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		
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.