



## 1-11 Laburnum Place Bradford, BD10 0NA

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 5TH OF DECEMBER 2024 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. A rare opportunity to purchase 10 cottages and a detached bungalow set within a semi rural setting in the heart of Apperley Bridge. With an individual market value in excess of £1,500,000. The properties vary in style and size. some of the properties require general improvement, however would appeal to a developer or buy-to-investor. Viewing is highly recommended to appreciate. PLEASE NOTE WE HAVE BEEN INFORMED THAT THE PROPERTIES ARE GRADE II LISTED. 6 Week Completion.

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 10TH OF OCTOBER 2024 AT 12PM.
- INDIVIDUAL VALUE OF OVER £1,500,000
- PORTFOLIO SALE!!
- 10 COTTAGES AND 1 DETACHED BUNGALOW
- PLEASANT BACKWATER LOCALITY
- CALL TO BOOK A VIEWING

**Auction Guide Price - £895,000**

# 1-11 Laburnum Place Bradford, BD10 0NA

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### 1-11 Laburnum Place

Number 1 (2 Bed Detached Bungalow)

#### Entrance Area

#### Living Room

15' 8" x 13' 2" (4.76m x 4.02m)

#### Kitchen

11' 4" x 5' 9" (3.45m x 1.74m)

#### Bedroom 1

19' 4" x 15' 2" (reducing to 2.27m) (5.88m x 4.63m (reducing to 2.27m))

#### Bedroom 2

11' 3" x 9' 8" (3.43m x 2.95m)

#### Bathroom With Three Piece Suite

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### Number 2 (1 Bed End Cottage)

#### Kitchen

11' 4" x 4' 4" (3.44m x 1.32m)

#### Living Room

12' 4" x 11' 2" (plus recess) (3.75m x 3.41m (plus recess))

#### First Floor Landing

#### Bedroom

11' 6" x 10' 0" (maximum) (3.51m x 3.04m (maximum))

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### Number 3 (1 Bed Cottage)

#### Living Room

15' 5" x 11' 4" (4.69m x 3.46m)

#### Kitchen

10' 9" (1.28) x 0' 0" (3.27m (1.28) x 0m)

#### Bedroom

15' 9" x 10' 9" (4.81m x 3.29m)

#### En-suite Shower Room

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### Number 4 (2 Bed Inner Cottage)

#### Lobby

#### Living Room

15' 5" x 14' 1" (4.7m x 4.29m)

#### Dining Kitchen

13' 6" x 8' 3" (4.1m x 2.51m)

#### First Floor Landing

#### Bedroom 1

10' 4" x 9' 10" (3.16m x 3m)

#### Bedroom 2

12' 0" x 10' 3" (3.65m x 3.12m)

#### Bathroom

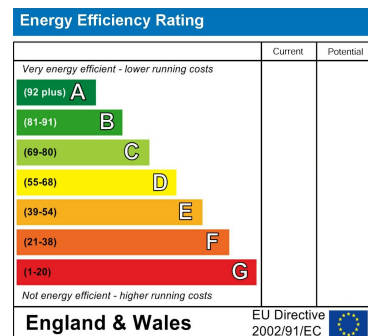
Three piece white suite.

### Number 5 (1 Bed End Cottage)

#### Living Room

13' 2" x 11' 5" (maximum) (4.01m x 3.47m (maximum))

#### Kitchen



**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.