

24A Palin Avenue Bradford, BD3 7JZ

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 5th OF DECEMBER 2024 AT 12PM. ATTENTION BUILDERS/DEVELOPERS. AUCTION GUIDE PRICE-£80,000-£90,000. ***CASH BUYERS ONLY***Ideal opportunity to purchase this three bed detached house as an unfinished project situated in a popular location close to local amenities.

Planning was granted under planning reference 16/02262/FUL for construction of detached dwelling, consisting of Lounge, Kitchen, WC to ground floor and 3 bedrooms and family bathroom to first floor.

The property remains unfinished, but gives the new owner a fantastic platform to create the home of their dreams to their own specification. Indeed an internal inspection is fully recommended to appreciate the design and versatility of this "soon to be" fine detached home. Interested parties to make their own inquiries with Bradford Council.

- **ATTENTION BUILDERS/ DEVELOPERS**
- *****CASH BUYERS ONLY*****
- **OPEN ASPECT KITCHEN/DINER**
- **TRADITIONAL ONLINE AUCTION 5TH DECEMBER 12PM**
- **RECEPTION ROOM, WC, AND THREE DOUBLE BEDROOMS**
- **FAMILY BATHROOM**

Auction Guide Price - £80,000

Entrance Vestibule

Door to Kitchen, Door to Lounge

Lounge

18'4" x 10'9"

Dining Kitchen

18'4" x 10'9"

Downstairs WC

6'6" x 3'3"

Bedroom One

Bedroom Two

Bedroom Three

Bathroom/w.c

5'9" x 4'3"

Exterior

Gardens to front, sides and rear.

Tenure

Freehold -Please visit www.sharpesauctions.co.uk and

refer to 'Legal Documents' section of lot for further information.

Council Tax Banding

Please contact agent for further information


Brochure Amended

18.11.2024

Solicitor

HUMD Solicitors

Ref:- Ikra Afzal

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
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.