



11-13 Cutler Heights Lane Bradford, BD4 9JR

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. EXCELLENT INVESTMENT OPPORTUNITY. A vacant SIX bedroom through terraced house which will be of particular interest for anyone wanting to create an HMO as it has nearly 2800 sqft of living space. The accommodation comprises; lounge, dining room, kitchen, utility room, downstairs WC, cellars, four first floor bedrooms and bathroom together with two further bedrooms to the top floor. Gardens to front and rear.

EPC- D

Tenure- Freehold

Council Tax- A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 5TH OF DECEMBER 2024 AT 12PM.
- RIPE FOR AN HMO CONVERSION HAVING 2800 SQFT OF LIVING SPACE
- EPC-ED TENURE- FREEHOLD, COUNCIL TAX A
- VACANT 6 BED 3 RECEPTION ROOM TERRACE
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £200,000

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Ground Floor

Lounge

16 x 15

Having a feature fireplace a window and a radiator.

Sitting Room

14'1 x 41'6

Having a feature fireplace a window and a radiator.

Dining Kitchen

31'9" x 15'1"

Having fitted kitchen, plumbing for a washing machine a door to the front and to the rear, windows and a radiator.

Downstairs WC

2.5 x 1.3

Having a two piece suite and a window.

First Floor

Bedroom One

16'1 x 15'2

Having a window and a radiator.

Bedroom Two

16'2 x 15'0

Having a window and a radiator.

Bedroom Three

14'4 x 14'1

Having a window and a radiator. Please note that this room is currently being used as an upstairs kitchen.

Bedroom Four

11'9" x 11'5"

Having a window and a radiator.

Bathroom

9'2" x 6'2"

Having a three piece suite comprising of a bath with a shower over, basin and a wc. Window and a radiator.

Second Floor

Bedroom Five

19'0" x 16'0"

Having a window and a radiator.

Bedroom Six

18'0" x 15'8"

Having a window and a radiator.

Exterior

Gardens to the front and rear. The rear garden also has a driveway and could be made into a car park for several cars.

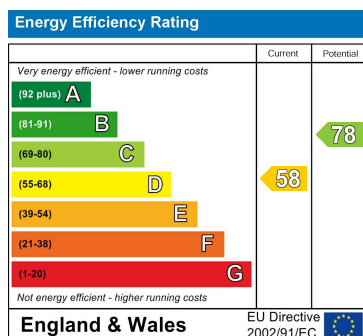
Solicitors

Eatons Solicitors

Ref:- Yasser Shafi

Brochure Prepared

18/11/24



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.