

425 Idle Road Bradford, BD2 2AZ

FOR SALE BY SHARPES AUCTIONS, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY 10TH OF APRIL 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A tenanted, extended FIVE bedroom semi detached house with double glazing & central heating. The accommodation comprises; entrance hall, lounge, dining room, sitting room, dining kitchen, five first floor bedrooms and bathroom. Gardens to front and rear, with a good size drive to the front.

EPC- C

Tenure- Freehold

Council Tax- C

- FOR SALE BY SHARPES, MODERN AUCTION - 10TH OF APRIL 2025
- EXTENDED FIVE BEDROOM SEMI DETACHED HOME.
- EPC-C, TENURE- FREEHOLD, COUNCIL TAX C
- RESERVATION FEES APPLY - 56 DAY COMPLETION.
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £200,000

Description

Looking for a large FAMILY HOME? Then this could be ideal for you!!! EXTENDED by the present owners and benefiting from MODERN FIXTURES and FITTINGS, Gas Central Heating and PVCu Double Glazing. This SEMI DETACHED property commands an IMPOSING POSITION with Three Reception Rooms, Large Breakfast Kitchen, Utility Room, Five Bedrooms, Family Bathroom, Ample Parking, Patio Garden and Stunning Views Across the Valley.

The accommodation briefly comprises of reception hall with radiator, store cupboard and laminated wood floor. The spacious lounge has a gas fire in a tiled fireplace surround, laminated wood floor and radiator. The second sitting room has a coal effect gas fire in a marble fireplace surround, radiator, PVCu patio doors to rear garden. The dining room has a bay window and is ideal for family dining and entertaining

The country style breakfast kitchen fitted in white has a full range of wall and base units incorporating stainless steel sink unit, stainless steel cooking range and extractor hood, wood block work surfaces, part tiled walls and plumbing for dishwasher. Adjacent is a utility room with wall unit, plumbing for auto washer, tiled floor and radiator. Shower Room - Three piece shower room comprising shower cubicle, low suite wc, vanity sink unit, part tiled walls, radiator.

Staircase rises to first floor landing and to the five house bedrooms which comprise of four double bedrooms and a generous single. The family bathroom offers a modern suite comprising of panel bath,

separate shower cubicle, Vanity unit and push button WC.

To the outside there is ample parking in the driveway. To the rear is a patio garden with stunning views across the valley!

Solicitors

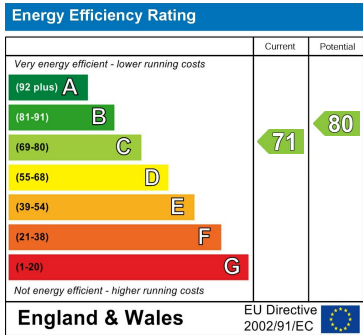
Eatons Solicitors
Ref:- Yasser Shaffi

Brochure Prepared

19/03/2025

Auctioneers Note

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.



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 area 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.