



15 Clement Street Bradford, BD8 9SH

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 1ST OF MAY 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A ONE bedroom with an occasional room, rear back to back property currently tenanted at £595 PCM -representing excellent yield of over 15% based on guide price. The property has a lounge, kitchen, cellar, one first floor bedroom, an occasional room, and a three piece bathroom. Double glazed windows and central heating system. This occasional room could easily be converted into the bathroom (subject to building regs) which will make the property a true two bedroom home. EPC-D, TENURE- FREEHOLD, COUNCIL TAX A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 1ST OF MAY 2025
- POPULAR LOCATION
- EPC-D, TENURE- FREEHOLD, COUNCIL TAX A
- TENANTED ONE BEDROOM TERRACE WITH AN OCCASIONAL ROOM
- DOUBLE GLAZING, CENTRAL HEATING AND GARDENS
- CALL TO BOOK A VIEWING

Auction Guide Price - £47,000

Lounge
15'1" x 14'1"
With a gas central heating radiator and a window. Door into the kitchen.

Kitchen
10'2" x 5'6"
A range of wall and base units, a window and door into the cellar.

Cellar

First Floor Landing

Bedroom One
16'5" x 10'2"
Double glazed window and central heating radiator.

Occasional Room
9'6" x 5'2"
A useful room which has a window that borrows light from the bathroom. This room could easily be converted into the bathroom (subject to building regs) which will make the property a true two bedroom home.

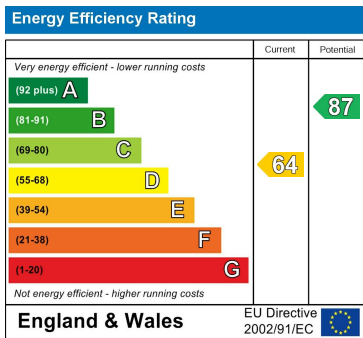
Bathroom
9'2" x 6'6"
A three piece suite with a radiator and a window.

Outside
A mature garden to the front.

Brochure Prepared
16/04/2025

Solicitor
Waterstone Solicitors
Ref:- Akash Hussain

Auctioneers Note
Please note that the photos are from when the tenant moved into the property.



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.