



46 Gaisby Lane Shipley, BD18 1AX

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 5TH OF JUNE 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. An individual stone 4/5 bedroom detached property dating pre 1800's IN NEED OF FULL REFURBISHMENT with generous and versatile accommodation with a good size lounge/dining with exposed beams, two downstairs bedrooms, lawned garden to the front, double glazing and gas central heating.

EPC- TBC

Tenure- Freehold

Council Tax- D

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 5TH OF JUNE 2025
- IN NEED OF FULL REFURBISHMENT
- EPC-TBC, TENURE- FREEHOLD, COUNCIL TAX D
- FOUR/FIVE BEDROOM DETACHED PROPERTY
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £95,000

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ACCOMMODATION
GROUND FLOOR

LOUNGE/DINING ROOM 22'7" x 15'11" (6.88m x 4.85m). A room of generous proportions open to stair case with feature timber fire surround with cast iron inset tile hearth housing electric fire, wall lighting points, exposed beams, access to the front of the property, double glazed window and central heating radiator.

KITCHEN 10'11" x 9'5" (3.33m x 2.87m). With units to high and low level, rolled edge work surfaces, glass display cabinet, space for fridge freezer, plumbing for dishwasher, electric cooker point, stable door providing access to the front of the property, open planned staircase , double glazed window and central heating radiator.

LOBBY

HOUSE BATHROOM With white suite comprising: Panel bath with electric wall mounted shower over, low flush W.C., wash hand basin, tile splash backs, extractor fan, central heating radiator.

BEDROOM FOUR 12'10" x 8'5" (3.91m x 2.57m). To the side of the property with sky light to Velux window, double glazed window and central heating radiator.

BEDROOM TWO 13' x 8'11" (3.96m x 2.72m). To the front of the property with beams, double glazed window and central heating radiator.

FIRST FLOOR Accessed from the lounge.

STUDY LANDING With central heating radiator and feature opaque arched glass window.

BEDROOM THREE 13'10" x 8'7" (4.22m x 2.62m). With Velux window and central heating radiator.

FIRST FLOOR Accessed from kitchen stair case.

LANDING With double glazed window.

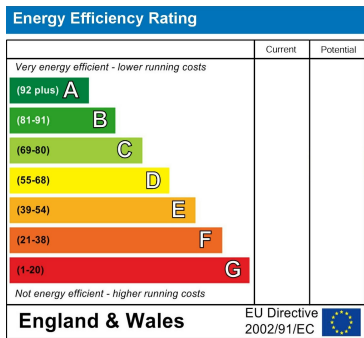
BEDROOM FIVE 12' x 9'1" (3.66m x 2.77m). To the rear of the property with double glazed window and central heating radiator.

BEDROOM ONE 13'5" x 9'6" (4.1m x 2.9m). With Velux window, double glazed window and central heating radiator.

OUTSIDE To the front of the property is a garden predominately laid to lawn with paved areas and fruit trees and gated access.

Solicitors
Elite Solicitors
Ref:- Fiona Taylor

Brochure Prepared
07/05/2025



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 MISDESCRIPTONS 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.