



4 Clough Street Bradford, BD5 8BG

FOR SALE BY SHARPES AUCTIONS, ONLINE AUCTION TO BE HELD ON THURSDAY 7TH AUGUST 2025 AT 12PM. GUIDE PRICE; £100,000. ATTENTION BUY TO LET LANDLORDS/INVESTORS/OWNER OCCUPIERS. A FANTASTIC 4 BEDROOM PROPERTY FULLY REFURBISHED TO A HIGH STANDARD FINISH THROUGHOUT. A rear back to back terrace in this popular residential area of West Bowling close to shops/amenities. The property comprises lounge, new modern kitchen, two first floor bedrooms, family bathroom and further two dormer bedrooms (one with en suite shower room) in the attic. The property benefits from new double glazing/central heating throughout. Fully decorated/carpeted, ready for owner occupier/or tenants. Rents in the area range between £900-£1000 PCM representing a potential return of 13% based on guide price. EPC-C. Legal pack will contain all the relevant certifications.

- ATTENTION INVESTORS/BUY TO LET LANDLORDS
- ONE ENSUITE PLUS FAMILY BATHROOM
- NEW DOUBLE GLAZING/GAS CENTRAL HEATING
- AUCTION 7TH AUGUST 2025 AT 12 NOON
- FOUR BEDROOM PROPERTY
- POTENTIAL RENT £900-£1000PCM
- FULLY REFURBISHED TO HIGH STANDARD

Auction Guide Price - £100,000

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Ground Floor

Entrance Hall

Door to Lounge & Door to Kitchen.
Steps to second floor

Lounge

10'7" by 13'6"

Laminate Flooring, Spotlights, Double glazed window & Radiator.

Kitchen

5'6" by 11'7"

New modern kitchen, with range of base and wall units, built in
hub/oven and extractor. New boiler. Double glazed window & Radiator.

Door to Cellar.

Cellar

First Floor

Bedroom One

9'1" by 13'10"

Double glazed window & Radiator

Bedroom Two

9'1" by 8'2"

Double glazed window & Radiator

Family Bathroom

New fully tiled three piece suite in white, tower rail & Double glazed
window.

Second Floor

Bedroom Three

12'4" by 12'0"

Double glazed window & Radiator, door to en-suite shower room.
en-suite shower room. New modern Walk in shower, Sink & WC.

Bedroom Four

5'11" by 13'4"

Double glazed window & Radiator

Externally

Enclosed rear garden

Council Tax Band

A

Tenure

Freehold

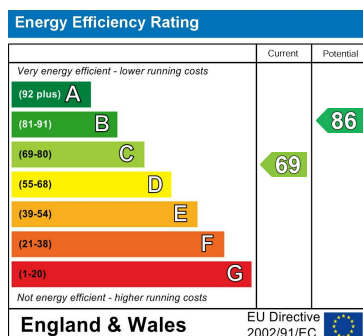
Solicitors

A Hussain

Molesworth Bright Clegg

Brochure Prepared

17.11.2023



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.