



8, 8a, 8b Trenholme Avenue Bradford, BD6 2NJ

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 6TH OF NOVEMBER 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. An excellent opportunity has arisen for an Investor to purchase this portfolio of a three bedroom semi detached property and two bungalows. Consisting of a one bedroom bungalow, a studio bungalow and a three bedroom semi detached property. The properties are within easy reach of amenities, shops local schools and bus routes. There is some parking and gardens to a the properties. Early viewing is advised.

EPC- D

Tenure- Freehold

Council Tax- A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 6TH OF NOVEMBER 2025
- A THREE BEDROOM SEMI DETACHED HOME AND TWO BUNGALOWS
- EPC-E, TENURE- FREEHOLD, COUNCIL TAX A
- PORTFOLI OF THREE FREEHOLD PROPERTIES
- DOUBLE GLAZING, CENTRAL HEATING AND SEPERATE METERS
- CALL TO BOOK A VIEWING

Auction Guide Price - £199,000

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Accommodation

No 8 – A Three bedroom Semi detached.

Entrance Hall -

Kitchen - 3.99m" x 2.67m" (13'1" x 8'9") - Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, storage cupboard and radiator.

Utility - 2.62m" x 1.85m" (8'7" x 6'1") - Fitted wall and base units and upvc door leading to rear.

Lounge - 3.58m" x 6.32m" (11'9" x 20'9") - Two radiators.

First Floor Landing -

Bedroom One - 3.89m" x 2.97m" (12'9" x 9'9") - Storage cupboard and radiator.

Bedroom Two - 3.58m" x 3.25m" (11'9" x 10'8") - Storage cupboard and radiator.

Bedroom Three - 2.97m" x 2.87m" (9'9" x 9'5") - Storage cupboard and radiator.

Wc - Low flush wc.

Bathroom - Two piece suite comprising panel bath, pedestal wash basin and radiator.

Exterior - Gardens, parking and garage.

No 8A – A one bedroom bungalow.

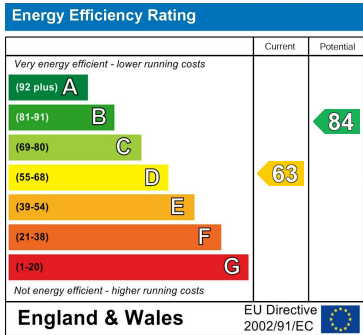
Entrance Hall - Radiator.

Dining Kitchen - 4.98m" x 2.36m" (16'4" x 7'9") - Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor, plumbing for auto washer and radiator.

Lounge - 5.05m" x 3.78m" (16'7" x 12'5") - Radiator.

Bedroom One - 3.66m" x 3.45m" (12'0" x 11'4") - Radiator.

Bathroom - Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.



Exterior - Garden to the outside.

No 8B – A studio bungalow.

Entrance Hall -

Kitchen - 3.68m" x 2.36m" (12'1" x 7'9") - Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven & hob with extractor and radiator.

Lounge Bedroom - 3.73m" x 3.12m" (12'3" x 10'3") - Radiator.

Bathroom - Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior - Off street parking.

Solicitors
Reiss Solicitors
Ref.- Obaid Rathore

Brochure Prepared
27/10/25

Auctioneers Note
Please note that the properties are all on one title.

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 MISDESCRIPTIIONS 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.