



45 Beechwood Avenue Bradford, BD6 3AN

FOR SALE BY SHARPES AUCTIONS, MODERN METHOD OF AUCTION TO BE HELD ON THURSDAY 11TH DECEMBER 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A vacant three bedroom semi detached house with double glazing & central heating. The accommodation comprises; entrance hallway, lounge, dining room, kitchen, three first floor bedrooms a bathroom and a separate WC. Gardens to front and rear together with a drive and a garage.

EPC- E

Tenure- Freehold

Council Tax- C

- FOR SALE BY SHARPES, MODERN METHOD OF AUCTION -11TH DECEMBER 2025.
- POPULAR LOCATION OF WIBSEY
- EPC-E, TENURE- FREEHOLD, COUNCIL TAX C
- VACANT THREE BEDROOM SEMI DETACHED HOME
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £149,000

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Description

This three bedroom semi detached property situated in the sought after location of Wibsey. The ground floor accommodation is spacious and well presented offering two reception rooms as well as a modern kitchen. The kitchen has a range of wall and base units with work surfaces over as well as offering access to the rear garden. In addition the ground floor space offers access to a useful storage cellar. To the first floor there are three bedrooms of which two are double as well as a bathroom/wc and separate wc. The bathroom has a contemporary suite comprising low level wc, pedestal wash hand basin and panelled bath with shower over. Externally there are gardens to both front and rear along with a driveway and a single detached garage. Early viewing is highly recommended to appreciate the accommodation on offer. No chain

Location

Wibsey is a popular residential location approx 3 miles South of Bradford. The area has a range of local amenities to include shops, supermarkets and public houses as well as having excellent local schooling in both primary and secondary levels.

Living Room 12' 6" x 11' 2" (3.8m x 3.4m)

Dining Room 12' 6" x 10' 2" (3.8m x 3.1m)

Kitchen 9' 2" x 5' 11" (2.8m x 1.8m)

Master Bedroom 12' 6" x 10' 6" (3.8m x 3.2m)

Bedroom 12' 6" x 10' 6" (3.8m x 3.2m)

Bedroom 9' 6" x 6' 3" (2.9m x 1.9m)

House Bathroom 7' 3" x 5' 11" (2.2m x 1.8m)

Separate WC 3' 4" x 2' 11" (1m x .9m)

Solicitors

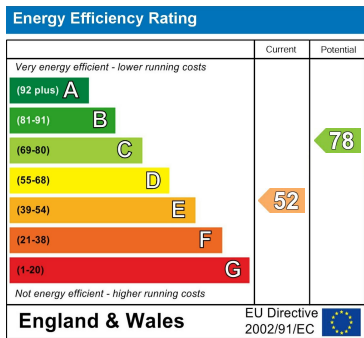
Woodhall Solicitors
Ref:- Lubna Khan

Brochure Prepared

25/11/2025

Auctioneers Notes

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.