



**Sheridan Street, Bradford BD4 7RN**

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**Sheridan Street, Bradford**

In need of some modernisation throughout it is this spacious four bedroom terrace property located in a popular residential location. Property is sold as seen.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Lounge**

16' 9" max x 15' 2" into recess ( 5.11m max x 4.62m into recess )

With feature fireplace, gas central heating radiator, window to the side and rear.

## **Kitchen**

9' 11" x 12' 7" ( 3.02m x 3.84m )

Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas hob, window to the

rear, gas central heating radiator and houses the boiler.

## **Cellar**

Access via lounge.

## **Bedroom One**

14' 4" x 6' 9" ( 4.37m x 2.06m )

With window to the rear and gas central heating radiator.

## **Bedroom Two**

11' 2" x 9' 11" plus recess ( 3.40m x 3.02m plus recess )

With window to the rear and gas central heating radiator.

## **Bedroom Three**

9' 10" into recess x 19' 5" ( 3.00m into recess x 5.92m )

Attic room with window to the rear.

## **Bedroom Four**

16' 4" x 8' 7" into recess ( 4.98m x 2.62m into recess )

Attic room with window to the rear.

## **Bathroom**

Three piece suite comprises bath, wash hand basin and w/c.



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## Sheridan Street, Bradford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom
- Terrace

Tenure: Freehold EPC Rating: D

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF114985 - 0003

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