



## Shetcliffe Lane, , Bradford, West Yorkshire, BD4 9RH

- INVESTORS / FIRST TIME BUYERS
- POSSIBLE CONVERSION TO TWO BEDROOM
- DINING KITCHEN
- DOUBLE GLAZING
- COUNCIL TAX BAND A
- ONE BEDROOM MID TERRACE
- THREE PIECE BATHROOM
- INCOME POTENTIAL PREVIOUSLY LET OUT
- GAS CENTRAL HEATING
- EPC RATING GRADE E

**Guide Price £65,000**





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## DESCRIPTION

HUNTERS BRADFORD PRESENTS - SHETCLIFFE LANE - BD4

INVESTORS / FIRST TIME BUYERS - ONE-BEDROOM MID TERRACE - POSSIBLE CONVERSION TO TWO BEDROOM - THREE-PIECE BATHROOM - DINING KITCHEN - INCOME POTENTIAL - DOUBLE GLAZING - GAS CENTRAL HEATING - COUNCIL TAX BAND A - EPC RATING E

MODERN METHOD OF AUCTION – RESERVATION BUYER FEES APPLY

AUCTION CLOSURES - Friday 31st May 2024 @ 11:00 am, it can close early if an acceptable bid is given.

IDEAL INVESTMENT

FIRST FLOOR

Enter the hall then into the lounge, there is a window, fireplace with doors to access the lower ground kitchen diner and stairs to the first floor. Lounge leak has been repaired.

GROUND BASEMENT LEVEL

A good size dining kitchen with a range of both wall and base units, plumbing for a washing machine, space for a cooker, a cupboard housing the boiler, a window, and a door to access the front yard.

SECOND FLOOR

There are doors to the main bedroom, an office space area/occasional room, through to the bathroom, other houses in the street have swapped the bathroom into the area and changed the access to create a second bedroom to the front.

EXTERNAL

To the front of the property is an enclosed yard with gate and steps to the main door and a door to the kitchen.

IMPORTANT INFORMATION

This property is offered for sale by the 'Modern Method of Auction'. The successful bidder is required to pay a non-refundable reservation fee. Any successful bidder will pay this to secure the property. The reservation fee is in addition to the purchase price. The successful bidder then has 28 days to exchange legally binding contracts. \* Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) .







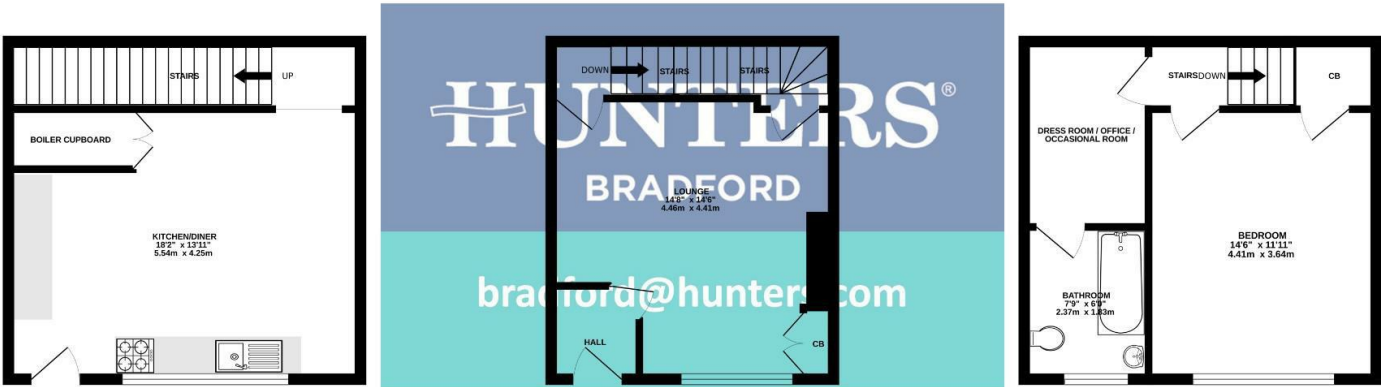
# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Viewings

Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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