



**37 Green End
Bradford, BD14 6BA**

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 2ND JULY 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A vacant two bedroom cottage located in the very popular village of Clayton with double glazing & central heating. The accommodation comprises; lounge, kitchen, two first floor bedrooms and bathroom Gardens to rear.

EPC- D

Tenure- Freehold

Council Tax- A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 2ND JULY 2026 AT 12PM
- LOCATED IN THE VILLAGE OF CLAYTON
- EPC-D, TENURE- FREEHOLD, COUNCIL TAX A
- VACANT TWO BEDROOM STONE COTTAGE
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £83,000

Description

ENTRANCE HALL 4' 11" x 4' 03" (1.5m x 1.3m) Accessed via a traditional front door, the entrance hall offers a warm welcome into the property. There is convenient space for coats, shoes, and storage, making it a practical entryway. Stairs rise to the first floor, creating a natural flow through the home while maintaining the cottage's character and charm.

LIVING ROOM 13' 09" x 16' 05" (4.19m x 5m) A spacious and characterful living room featuring original exposed beams and a beautiful stone fireplace, adding warmth and charm to the space. A stone window sill complements the cottage style, with a window to the front allowing in plenty of natural light. The room benefits from wood flooring throughout and offers direct access to the rear garden via a back door, seamlessly blending indoor and outdoor living.

KITCHEN 13' 09" x 5' 10" (4.19m x 1.78m) A modern and stylish kitchen fitted with sleek grey gloss wall and base units, offering ample storage and a contemporary finish. A window to the rear provides natural light and a pleasant outlook over the garden. The kitchen is well-equipped with integrated appliances for a streamlined look, and also benefits from a separate pantry ideal for additional storage and organisation.

BEDROOM ONE 9' 11" x 6' 04" (3.02m x 1.93m) A generously sized and characterful master bedroom featuring original ceiling beams that add charm and a sense of history to the space. A window to the front provides plenty of natural light, while fitted wardrobes offer excellent storage. The room is completed with a central heating radiator for year-round comfort.

BEDROOM TWO 9' 11" x 7' 11" (3.02m x 2.41m) A bright and

well-proportioned second bedroom with a window overlooking the rear, offering a pleasant view and natural light. The room is fitted with a central heating radiator and provides a versatile space, ideal as a guest room, home office, or nursery.

HALLWAY The first floor hallway provides access to all upstairs rooms and features large sliding door storage, offering practical and discreet space for linens, clothing, or household items. A functional and tidy landing area that enhances the home's overall organisation.

BATHROOM 6' 07" x 6' 01" (2.01m x 1.85m) A modern and well-appointed bathroom featuring a stylish three-piece suite, including a hand wash basin, WC, and a walk-in shower. The space is enhanced by a heated towel rail for added comfort and retains character with original ceiling beams, blending contemporary fittings with period charm.

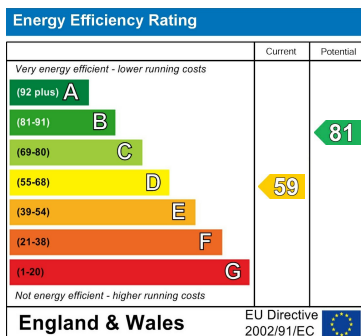
EXTERIOR The rear of the property offers a private and low-maintenance outdoor space, featuring a combination of flagged patio and artificial grass, perfect for relaxing or entertaining. The garden is fully enclosed with fencing, providing privacy and a secure area for children or pets.

Solicitors

Elliott James Legal
Ref:- Megan Green

Brochure Prepared

15-5-2026



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.