



**24-26 Ladysmith Road
Bradford, BD13 2BY**

FOR SALE BY SHARPES AUCTIONS, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY 18TH OF JUNE 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A vacant three bedroom cottage which was once two properties with double glazing & central heating. The accommodation comprises; entrance porch, lounge, dining kitchen, utility room, three bedrooms and bathroom. Gardens to the rear.

EPC- D

Tenure- Freehold

Council Tax- B

- FOR SALE BY SHARPES, MODERN AUCTION - 18TH OF JUNE 2026
- POPULAR LOCATION
- EPC-D TENURE- FREEHOLD, COUNCIL TAX B
- VACANT THREE BEDROOM COTTAGE
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £135,000

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Accommodation

This extended three bedroom cottage offers excellent potential for a number of buyers. The deceptively spacious property located in a much sought after location. The accommodation briefly comprises entrance porch, lounge, dining kitchen, utility room, outhouse/storage, bedroom and house bathroom. There are two further second floor bedrooms. To the outside there is a low maintenance garden to the rear.

Entrance Porch - With radiator and double glazed window.

Lounge - 5.31m x 3.99m (17'5" x 13'1") - Having an open fire in fireplace surround, oak flooring, radiator and double glazed window.

Dining Kitchen - 3.51m x 4.32m (11'6" x 14'2") - Modern fitted dining kitchen having a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, integrated dishwasher, radiator and double glazed window.

Bedroom One - 3.25m x 4.42m (10'8" x 14'6") - With built in wardrobe, radiator and double glazed window.

Bathroom - Four piece suite comprising panelled bath, low suite wc, pedestal wash basin and a shower cubicle, radiator and double glazed window.

Utility - 3.05m x 1.52m (10' x 5') - With fitted wall and base units incorporating plumbing for auto washer.

Outhouse/Storage - 2.90m x 2.24m (9'6" x 7'4") - With electric heater and

door to rear.

First Floor -

Bedroom Three - 1.35m x 2.74m (4'5" x 9') - With double glazed window.

Bedroom Two - 3.05m x 5.49m max (10' x 18' max) - With double glazed window. possible space to make a shower room.

Exterior - To the outside there is a low maintenance garden to the rear with right of access to the side of the property.

Tenure - FREEHOLD

Solicitors

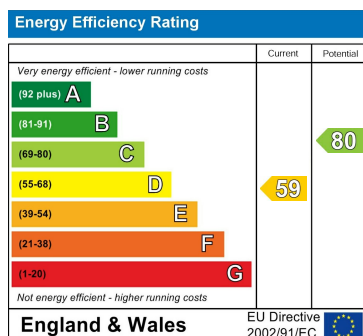
Elite Solicitors
Ref:- Fiona Taylor

Brochure Prepared

15-5-2026

Auctioneers Note

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 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.