



**25 Sanderson Avenue
Bradford, BD6 1QQ**

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 6TH AUGUST 2026 AT 12PM. A SEMI DETACHED PROPERTY, offering THREE BEDROOMS and a modern Kitchen/Diner and Bathroom. Externally, there are Gardens, Driveway and a Summer House.

EPC Rating - C

Council Tax Band - C

Tenure - Freehold

- FOR SALE BY SHARPES - TRADITIONAL AUCTION 6TH AUGUST 2026
- THREE BEDROOMS
- DRIVE - OFF ROAD PARKING
- FEES APPLY
- SEMI DETACHED PROPERTY
- SUMMER HOUSE
- EPC - C & COUNCIL TAX BAND - C

Auction Guide Price - £155,000

Description

There is well proportioned accommodation internally along with great outside space, plus the benefit of a summer house in the rear garden !

If you are looking for a new family home or maybe excited to find your first ever property, this could be it ! Call us to book a viewing.

Situated within a modern development within BD6, which offers amenities and schools, public transportation and access to motorway links.

Ground Floor

Lounge

17'0" x 13'4"

Offering a window, fire and central heating radiator.

Kitchen / Diner

13'4" x 8'5"

Offering a range of wall and base units with contrasting work surfaces and incorporating a sink and drainer. Space for a washing machine, cooker point, extractor hood, central heating radiator, a window and patio doors lead out to the rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

First Floor

Bedroom One

13'4" x 8'6"

Window to the front elevation, central heating radiator and a storage cupboard.

Bedroom Two

10'11" x 6'11"

A window to the rear elevation and a central heating radiator.

Bedroom Three

8'0" x 6'1"

A window to the rear elevation and a central heating radiator.

Bathroom

Offering a three piece suite incorporating a bath with shower over, WC and wash hand basin.

Exterior

To the front has a lawn and a pathway leading to the front door, plus a driveway to the side providing off road parking. The rear is enclosed with decking, patio and a summer house.

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.