



## 21 Union House Lane Bradford, BD13 2SD

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 2ND OF JULY 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. one bedroom ground floor apartment . Situated this popular area in the Clayton Heights area. Having double glazing, gas central heating.. Briefly comprising entrance hall, lounge, kitchen, one bedroom, modern bathroom, lawned garden. Viewing of this property is highly recommended to appreciate the position of this well maintained property.

EPC- E

Tenure- Freehold

Council Tax- A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 2ND OF JULY 2026
- SET IN THE POPULAR LOCATION OF CLAYTON
- EPC-E, TENURE- FREEHOLD, COUNCIL TAX A
- TENANTED ONE BEDROOM FIRST FLOOR APARTMENT
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

## Auction Guide Price - £39,000

### Entrance Hall

Having a front door with stairs to the first floor.

### Lounge

15'5" x 10'9"

Having a feature fireplace, a radiator, two windows with long distance views.

### Kitchen

7'10" x 6'2"

Fitted kitchen with a range of matching wall and base units and work surfaces over. Incorporating sink/drain unit, cooker point, plumbing for a washing machine and a two windows.

### Bedroom One

9'2" x 8'10"

Having a window and a radiator.

### Bathroom

Having a three piece suite comprising of a bath with a shower over, basin and a wc. A window and a radiator.

### Exterior

Lawned gardens with flower beds & borders.

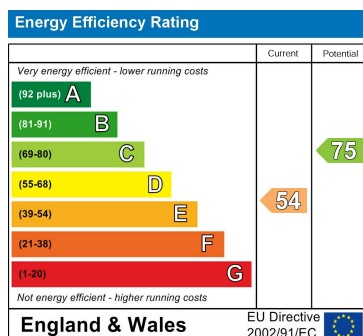
### Solicitors

Taylor Rose Solicitors

Ref:- Yasser Shaffi

### Brochure Prepared

18-6-26



**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.