



## 188 Reevy Avenue Bradford, BD6 3RP

FOR SALE BY SHARPES AUCTIONS, MODERN METHOD OF AUCTION TO BE HELD ON THURSDAY 29TH JANUARY 2026 AT 12PM. A vacant four bedroom semi detached house with the addition of a large outbuilding. Luxuries include: triple glazing throughout, full electrical upgrade, Bosch and Neff appliances, bespoke outdoor lighting, cctv and granite block paving. Inside briefly comprising: entrance hall, lounge, dining/breakfast kitchen with utility and cloakroom. Two double bedrooms and family bathroom to the first floor with a further two double bedrooms and shower room to the second floor. Externally is parking to the front and paved seating area to the rear.

EPC- C

Tenure- Freehold

Council Tax- A

- FOR SALE BY SHARPES, MODERN METHOD OF AUCTION -29TH JANUARY 2026
- A VACANT FOUR BEDROOM SEMI DETACHED HOME
- HAS TO BE SEEN TO BE FULLY APPRECIATED
- DINING KITCHEN WHICH CANT FAIL TO IMPRESS
- LARGE OUTBUILDING TO THE REAR
- CALL TO BOOK A VIEWING

**Auction Guide Price - £299,000**

**Full Description**

\*\* RARELY SEEN ON THE OPEN MARKET \*\* HUGE OUTBUILDING TO THE REAR\*\* STUNNING ON THE INSIDE AND OUT \*\* Step inside this beautiful FULLY RENOVATED semi-detached property with TWIN DORMERS and REAR EXTENSION which has no expense spared. Luxuries include: triple glazing throughout, full electrical upgrade, Bosch and Neff appliances, bespoke outdoor lighting, cctv and granite block paving. Inside briefly comprising entrance hall, lounge, dining/breakfast kitchen with utility and cloakroom. Two double bedrooms and family bathroom to the first floor with a further two double bedrooms and shower room to the second floor. Externally is parking to the front and paved seating area to the rear. The rear outbuilding is MASSIVE which is an ideal space for office suite/gym or those looking for space to a business from home. Having 4 rooms and wash facilities, all done to a high specification. Situated within this increasingly popular part of BD6, Wibsey, which is well placed for many amenities, schools and commute. Only upon internal inspection will this property be fully appreciated.

**Entrance Hall**

Inviting and spacious with tiled flooring and stairs leading to the first floor

**Lounge**

6.76m x 4.04m (22' 2" x 13' 3")

Tiled flooring through with media wall, understair store and cloakroom

**Cloakroom**

**Sink and w.c.**

**Dining kitchen**

6.2m x 4.95m (20' 4" x 16' 3")

IMPRESSIVE kitchen within the rear extension which allows for an abundance of wall and base units, including display cabinets, worktops with matching splashback and central island. Many integrated appliances, high spec. to include oven, microwave oven, hob and extractor. Fridge & Freezer, dishwasher and so much more! tiled flooring throughout and bi-folding doors which lead to the rear. Additional store area which houses the boiler.

**First Floor**

open spindle stairs to the 2nd floor

**Bedroom One**

3.15m x 3.48m (10' 4" x 11' 5")

**Bedroom Two**

3.15m x 3.6m (10' 4" x 11' 10")

**House Bathroom**

Fully tiled with three piece suite and shower over bath with screen

**Second Floor**

**Bedroom Three**

3.38m x 3.45m (11' 1" x 11' 4")

**Bedroom Four**

4.11m x 2.9m (13' 6" x 9' 6")

**Shower Room**

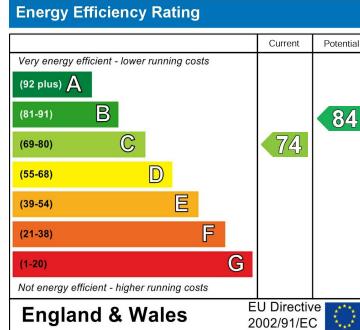
Oversize shower cubicle, sink and w/c

**Outside**

Block paved areas to front and side which allow plenty of parking. Gated access to the rear. Paved garden area and large out building.

**Outbuilding/Office Suite**

Large overall area with is an ideal space for many activities and allows for a multitude of uses. The rooms



**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.