4 Upper Piccadilly
Bradford
BD1 3PQ
Tel: 01274 731217
Email: sales@sharpesauctions.co.uk









18 Greenwell Row
Bradford, BD14 6RB

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 10TH DECEMBER 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. Attractive two bedroomed through-by light terraced cottage. Ideally positioned overlooking Victoria Park, in the heart of Clayton Village.
The property comprises entrance hall, spacious lounge, kitchen, conservatory, two bedrooms and a bathroom with white three piece suite. The property further benefits from gas central heating and double glazing with gardens to the front and to the rear.
*Available with tenants making this an ideal Investment Opportunity!!
EPC- D
Tenure- Freehold
Council Tax- A

- **FOR SALE BY SHARPES, TRADITIONAL AUCTION - 10TH DECEMBER 2026**
- **POPULAR LOCATION IN THE VILLAGE OF CLAYTON**
- **EPC-D, TENURE- FREEHOLD, COUNCIL TAX A**
- **TENANTED TWO BEDROOM THROUGH TERRACE**
- **OVERLOOKING VICTORIA PARK**
- **CALL TO BOOK A VIEWING**

Auction Guide Price - £90,000

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Ground Floor

Entrance Hall
Having a door to the front and stairs leading to the first floor.

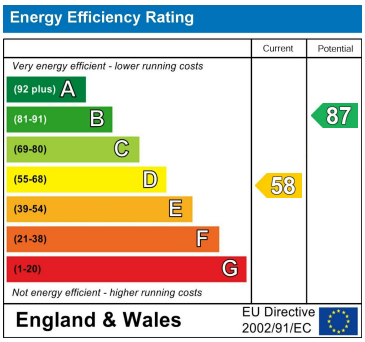
Lounge
13'1" x 12'1"
Having a feature fireplace a window and a radiator.

Kitchen
18'0" x 5'6"
Fitted kitchen with a range of matching wall and base units and work surfaces over. Incorporating sink/drainer unit, gas cooker point, combination boiler and plumbing for a washing machine, a radiator and door to the conservatory.

Conservatory
8'2" x 6'2"
With a radiator and a door leading out to the rear gardens.

First Floor

Bedroom One
11'9" x 11'1"
Having a window and a radiator.



Bedroom Two
12'1" x 6'10"
Having a window and a radiator.

Bathroom
6'2" x 5'10"
Having a three piece suite comprising of a bath with a shower over, basin and a wc. A window and a radiator.

Exterior
Gardens to the front and rear.

Solicitors
Stachiw Bashir Green Solicitors
Ref:- Mrs Janet Butterfield

Brochure Prepared
08-10-2026

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 area 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.