



## 10 Bourbon Close Bradford, BD6 1SN

FOR SALE BY SHARPES AUCTIONS, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY 16TH OF JULY 2026 AT 12PM. A DETACHED PROPERTY occupying an enviable plot position and forming part of this highly regarded cul-de-sac just off the centre of Wibsey village and providing access to local amenities and schools. Currently providing THREE BEDROOM family accommodation and further enhanced by a separate dining room and conservatory. Additional benefits include:- GCH, uPVC DG, Garage and pleasant gardens.

EPC- TBC  
Tenure- Freehold  
Council Tax- D

- FOR SALE BY SHARPES, MODERN AUCTION - 16TH OF JULY 2026
- POPULAR CUL DE SAC LOCATION IN THE VILLAGE OF WIBSEY
- EPC-TBC, TENURE- FREEHOLD, COUNCIL TAX D
- VACANT THREE BEDROOM DETACHED PROPERTY
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

**Auction Guide Price - £175,000**

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### Description

Entrance Hall -

Lounge - 4.65m x 3.56m (15'3" x 11'8") - Feature fire surround with marble effect inset and hearth with gas fire.

Dining Room - 3.20m x 2.36m (10'6" x 7'9") -

Kitchen - 3.15m x 2.08m (10'4" x 6'10") - Fitted kitchen incorporating a range of wall and base units, work tops, 1 1/2 bowl stainless steel sink unit, plumbing for automatic washer, splash back tiled walls and tiled floor.

Upvc Conservatory - 2.74m x 2.44m (both approx) (9'0" x 8'0" (both approx)

First Floor Landing - With access to loft and useful store closet housing boiler.

Bedroom 1 - 4.42m x 2.67m (14'6" x 8'9")

Bedroom 2 - 3.48m x 2.64m (11'5" x 8'8")

Bedroom 3 - 2.36m x 1.83m (7'9" x 6'0")

Bathroom - Three piece suite with panelled bath with a shower over, basin and w.c.

Outside - To the rear are pleasant gardens and well maintained lawn area to the front. Drive leading to the drive and garage with power and light.

### Solicitors

Waterstones Solicitors  
Ref:- Akash Hussain

### Brochure Prepared

23-6-2026

### 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.

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	

**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.