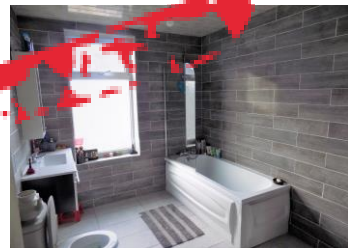
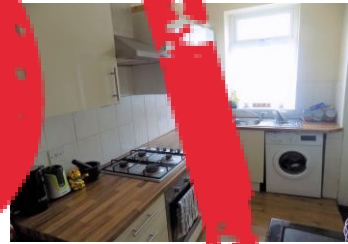
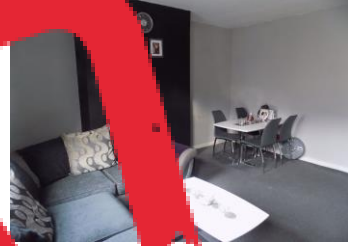




**54 Southampton Street
Bradford BD3 0HN**



FOR SALE BY SHARPES AUCTIONS, AUCTION TO BE HELD ON TUESDAY 11TH FEBRUARY 2020 AT 6PM AT THE MIDLAND HOTEL, BRADFORD, BD1 4HU. GUIDE PRICE £40,000 - £45,000. An ideal investment opportunity to purchase this well presented tenanted two bedroom double fronted terrace which has been recently refurbished with stylish kitchen and bathroom. Tenancy in place achieving £400pcm. Internally the property comprises: kitchen, cellar and lounge to the ground floor with master bedroom and house bathroom to the second floor and the second bedroom to the third floor. uPVC double glazing & gas central heating.

TWO BED DOUBLE FRONTED TERRACE STYLISH KITCHEN & BATHROOM

IDEAL INVESTMENT - £400PCM

MODERN DECOR THROUGHOUT

TENANCY IN PLACE

uPVC DG & GCH

Lot 4 - Auction Guide Price £40,000 - £45,000

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Bradford, BD3 0HN**

Lot 4 - Auction Guide Price £40,000 - £45,000

Lounge 14' 5" x 13' 7" (4.4m x 4.13m)

uPVC double glazed window and central heating radiator.

Kitchen

A range of stylish, modern wall and base units. uPVC double glazed window.

Cellar

First Floor Landing

Doors into the master bedroom and bathroom. Staircase to the second floor attic bedroom two.

Bedroom One 15' 5" x 11' 9" (4.7m x 3.59m)

uPVC double glazed window and central heating radiator.

Bathroom

A modern white three piece bathroom, comprising bath with shower over and a glazed screen, low flush W.c and a wash hand basin. Fully tiled walls and floor. uPVC double glazed window and central heating radiator.

Second Floor Bedroom Two 18' 4" x 10' 4" (5.6m x 3.16m)

A staircase rises to the second floor bedroom with two velux windows and a central heating radiator.

Brochure Prepared

07/01/2020

Solicitor

Whitaker Firth

REF: Joad Singh

Tenure

Freehold

EPC

To be confirmed

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Guide Price: An indication of the seller's current minimum acceptable price at 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 a 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

Intending 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 a 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 travelling 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 the agents.