



**13 Brick Row
Bradford, BD12 9PQ**

FOR SALE BY SHARPES AUCTIONS. AUCTION TO BE HELD ON TUESDAY 10TH
JULY 2018 AT 6PM AT THE MIDLAND HOTEL, BRADFORD, BD1 4HU.

GUIDE PRICE £25,000 - £30,000.

Handily located within walking distance of the local shops and amenities within Wyke Village. This through by light end terrace comprises: entrance, lounge, kitchen, cellar, two first floor bedrooms and bathroom. uPVC double glazing and gas central heating. Vacant possession.

END THROUGH BY LIGHT TERRACE

TWO BEDROOMS

IDEAL BUY TO LET INVESTMENT

PREVIOUSLY RENTED AT £400PCM

GAS CENTRAL HEATING

uPVC DOUBLE GLAZING

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Lounge 13' 2" x 9' 11" (4.02m x 3.02m)

uPVC double glazed window and central heating radiator.

Kitchen 14' 1" x 4' 10" (4.28m x 1.48m)

A range of wall and base units. Central heating radiator and uPVC double glazed window. Access to the cellar.

Cellar

First Floor Landing

Bedroom One 11' 1" x 10' 4" (3.37m x 3.14m)

uPVC double glazed window and central heating radiator.

Bedroom Two 7' 1" x 5' 11" (2.15m x 1.81m)

uPVC double glazed window and central heating radiator.

Bathroom 11' 1" x 4' 11" (3.37m x 1.49m)

White three piece suite. uPVC double glazed window and central heating radiator.

Exterior

Enclosed front patio with access to the side and rear.

Tenure

Freehold

Solicitors

Eatons Ref: Yasser Shafi

Brochure Prepared

19.04.2018

EPC Rating

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.