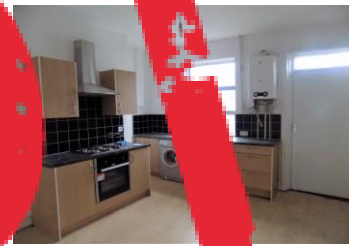




**28 New Hey Road  
Bradford BD4 7HY**



FOR SALE BY SHARPE'S AUCTIONS, AUCTION TO BE HELD ON TUESDAY 10TH DECEMBER 2019 AT 6PM AT THE MIDLAND HOTEL, BRADFORD, BD1 4HU. GUIDE PRICE; £45,000. A traditional stone built through terraced property representing an ideal proposition for investors and landlords. With aluminium sealed unit double glazing and central heating system (some radiators re connecting), the accommodation briefly comprises; An entrance vestibule, living room, dining kitchen (with re fitted units), basement cellar, two bedrooms and bathroom/w.c. Externally, there is a small front garden together with an enclosed rear yard.

**VACANT THROUGH TERRACE**

**LOUNGE, SEPARATE DINING KITCHEN**

**SMALL FRONT GARDEN AND REAR  
YARD**

**DOUBLE GLAZING AND CENTRAL  
HEATING SYSTEM**

**CELLAR, TWO BEDS /BATHROOM**

**IDEAL FOR INVESTORS/LANDLORDS**

**Lot 5 - Auction Guide Price £45,000**

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**Entrance Vestibule**

With aluminium glazed reception door.

**Living Room** 13' 3" into bay x 12' 10" (4.03m x 3.91m)

Double glazed bay window.

**Inner Lobby**

With staircase rising to first floor.

**Dining Kitchen** 13' 2" x 12' 10" (4.02m x 3.9m)

Having a range of modern base and wall units together with integrated electric oven, gas hob and extractor canopy. Double glazed window and outer access door. Staircase off leading down to basement cellar.

**First Floor**

Landing

**Bedroom One** 12' 10" x 11' 7" (3.9m x 3.54m)

Having double glazed window and storage closet off.

**Bedroom Two** 13' 3" x 6' 2" (4.05m x 1.88m)

With double glazed window.

**Bathroom/w.c** 10' 7" x 6' 2" (3.23m x 1.88m)

Incorporating a three piece white suite comprising a 'P' shaped bath, pedestal hand wash basin and low level w.c. Double glazed window.

**Exterior**

Small front garden and enclosed rear yard.

**Tenure**

Freehold.

**Solicitor**

**Brochure Prepared**

28.11.19

**EPC**

TBC

**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.