

**157 Haycliffe Lane
Bradford, BD5 9EX**

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. An ideal purchase for a BTL investor is this two bedroom through by light cottage ready for immediate occupation. The accommodation comprises: open plan lounge with modern kitchen, two bedrooms and a white three piece shower room with floor to ceiling tiling. To the exterior is a garden area to the front. uPVC double glazing and gas central heating throughout. Energy Rating: E

TWO BEDROOM THROUGH BY LIGHT

CLOSE TO LOCAL AMENITIES

READY FOR OCCUPATION

GAS CENTRAL HEATING

uPVC DOUBLE GLAZING

VACANT POSSESSION

Lot 2 - Auction Guide Price £25,000 - £30,000

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Entrance Porch

Entrance porch leading to lounge.

Lounge / Kitchen 16' 6" x 12' 1" (5.03m x 3.69m)

A range of modern wall and base units with work tops, sink and drainer. uPVC double glazed window and gas central heating radiator.

Bedroom One 9' 6" x 7' 9" (2.90m x 2.36m)

Two uPVC double glazed windows and a gas central heating radiator.

Bedroom Two 9' 4" x 6' 5" (2.84m x 1.96m)

uPVC double glazed window and gas central heating radiator.

Shower Room

A white three piece suite comprising: separate shower cubicle, W.C and wash hand basin. Tiled walls, floor and spotlights to the ceiling. Gas central heating radiator.

Outside

Garden area to the front.

Brochure Prepared

07.06.2018

Tenure

Freehold

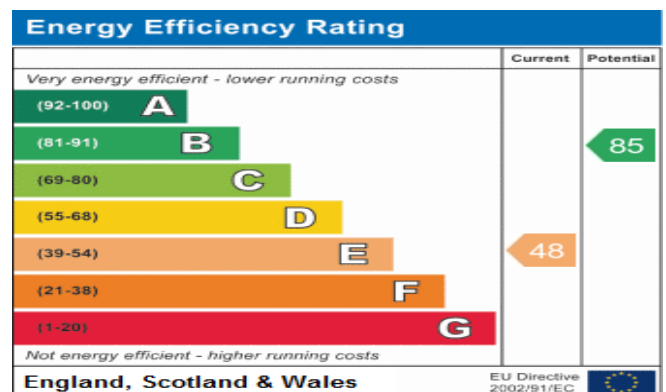
Solicitors

Whitaker Firth

FAO Naheed Akhtar

EPC

E



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.