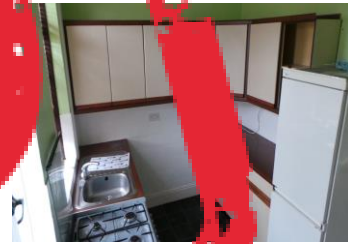
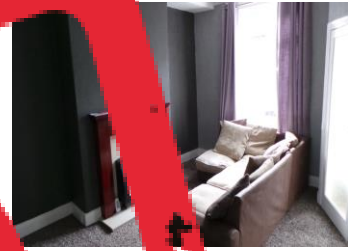




**18, Windmill Hill
Bradford, BD6 3BB**



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; £55,000. Excellent investment opportunity. A traditional stone built through terraced dwelling located close by to a number of amenities and facilities in the ever popular village of Wibsey. Offered with vacant possession, the property, which benefits from upvc double glazing and gas central heating, briefly comprises; entrance lobby, living room, kitchen, double bedroom and combined shower/bathroom together with an overall attic room with skylight. externally, there is small front garden and rear yard.

STONE BUILT THROUGH TERRACE

LOBBY, LOUNGE, KITCHEN

**UPVC DOUBLE GLAZING, GAS
CENTRAL HEATING.**

**DOUBLE BEDROOM,
SHOWER/BATHROOM, ATTIC ROOM**

POPULAR LOCATION

IDEAL INVESTMENT OPPORTUNITY

Lot 9 – Auction Guide Price £55,000

18, Windmill Hill Bradford, BD6 3BB

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Ground Floor

Entrance Lobby

With glazed uPVC entrance door.

Lounge 15' 2" x 12' 7" (4.63m x 3.83m)

With radiator, uPVC window. Hearth mounted gas fire set in timber surround.

Kitchen 9' 5" x 7' 10" (2.87m x 2.4m)

With fitted base and wall units, uPVC window and glazed uPVC outer door.

First Floor

Landing with inner walk through having fitted storage wardrobes, radiator and uPVC window. Staircase off to attic room.

Bedroom 12' 8" x 12' 1" (3.86m x 3.69m)

uPVC window, radiator and storage cupboard.

Bath/Shower Room 11' 1" x 4' 5" (3.37m x 1.34m)

Incorporating a four piece white suite comprising a panelled rectangular bath, walk in shower cubicle, pedestal hand wash basin and low level w.c. uPVC window and radiator.

Second Floor

Overall Attic Room

With radiator, sealed unit skylight and laminated floor.

Exterior

Small front garden and rear yard.

Brochure Prepared

9.1.20

Solicitor

Co-op Legal Services

Tenure

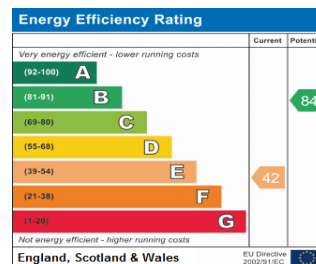
Freehold

EPC

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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.