



**30 Park Terrace,  
Bradford BD4 7JL**

FOR SALE BY SHARPE'S AUCTIONS, AUCTION TO BE HELD ON TUESDAY 26TH MARCH 2019 AT 12.00 PM AT THE MIDLAND HOTEL, BRADFORD, BD1 4HU. GUIDE PRICE £35,000 - £40,000. Front terraced home, two double bedrooms, four piece bathroom, lounge and kitchen. The property is gas central heated and double glazed. The property is located on a quiet side street between Manchester Road and Wakefield Road.

**VACANT FRONT TERRACED HOME**

**TWO DOUBLE BEDROOMS**

**IDEAL BUY TO LET OR FTB**

**GCH/DG**

**SET OVER THREE FLOORS**

**QUIET SIDE STREET LOCATION**

**Lot 19 - Auction Guide Price £35,000 - £40,000**

**Lounge** 14' 11" x 13' 7" (4.55m x 4.13m)

Has a double glazed door to the front, a front facing double glazed window, radiator, ceiling light point and two wall light points.

**Kitchen** 11' 9" x 6' 3" (3.59m x 1.9m)

Has a front facing double glazed window, radiator, ceiling light point, spotlights, wall and base units with work surfaces, tiling to complement, integrated oven, hob and extractor, a wall mounted boiler, a single sink unit with drainer and access to the cellar.

**Cellar**

There is a cellar for storage.

**Landing**

Has a ceiling light point.

**Master Bedroom** 14' 11" x 12' 0" (4.55m x 3.65m)

Has a front facing double glazed window, radiator, ceiling light point and a built in wardrobe.

**Bedroom Two** 14' 11" x 6' 9" (4.55m x 2.07m)

Has a front facing double glazed window, radiator and ceiling light point.

**Bathroom**

The bathroom is fully tiled and has a front facing double glazed window, radiator, spotlights and a four piece suite comprising bath, shower cubicle, sink and W.C..

**Front**

To the front of the property there is a garden area.

**Tenure**

Freehold

**Brochure Prepared**

1.3.19

**Solicitors**

Whitaker Firth - Alex Wright

**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.