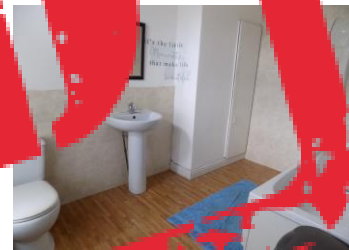
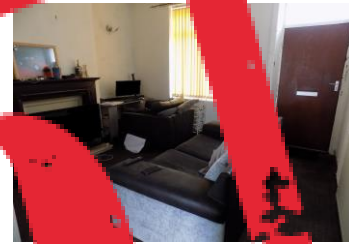
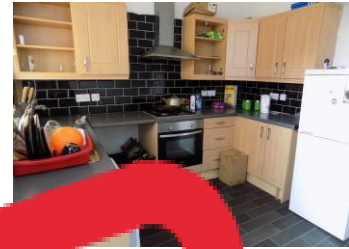




**259 Newby Road
Bradford, BD4 7LD**



FOR SALE BY SHARPE'S AUCTIONS, AUCTION TO BE HELD ON TUESDAY 10TH SEPTEMBER 2019 AT 6PM AT THE MIDLAND HOTEL, BRADFORD, BD1 4HU. This three terraced property sold with a tenant in place until July 2020 paying £4,320 per year. The accommodation is set over four floors and comprises two double bedrooms, bathroom, lounge, kitchen and cellar. The property is both gas central heated and double glazed. Externally there is a garden to the front and a yard area to the rear which has been opened to provide parking.

THROUGH TERRACED HOME

SET OVER FOUR FLOORS

TENANTED UNTIL JULY 2020

PAYING £4,320 PER YEAR

IDEAL BUY TO LET

POPULAR BD4 AREA

Lot 2 – Auction Guide Price £45,000

Lounge 12' 10" x 12' 4" (3.91m x 3.76m)

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

Kitchen 9' 10" x 9' 8" (3m x 2.94m)

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

Cellar

For storage.

Landing

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

Master Bedroom 13' 1" x 11' 11" (4m x 3.64m)

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

Bathroom

Has a rear facing double glazed window, radiator, spotlights, a three piece suite comprising bath with shower over, sink and W.C. with tiling to complement.

Bedroom Two 18' 1" x 12' 10" (5.52m x 3.91m)

The second bedroom is in the loft and has the benefit of a dormer extension. It comprises a rear facing double glazed window, radiator and ceiling light point.

Front

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

Rear

To the rear of the property there is a yard area.

Brochure Prepared

18.07.2019

Tenure

Freehold.

Solicitor

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.