



**429 Great Horton Road
Bradford, BD7 3DE**

FOR SALE BY SHARPE'S AUCTIONS, AN AUCTION WILL BE HELD ON TUESDAY 11TH SEPTEMBER 2019 AT THE MIDLAND HOTEL, BRADFORD, BD1 1HU. GUIDE PRICE: £30,000. Ideal buy to let investment is this one bedroom through terrace with a kitchen extension. Ideally located for bus routes, amenities and close to Tesco Extra. Comprised of: lounge, modern kitchen, spacious living area, double bedroom and white three piece bathroom. Extensive garden to the rear with lawn to the front. Gas central heating.

SPACIOUS COTTAGE PROPERTY

KITCHEN EXTENSION

ONE DOUBLE BEDROOM

EXTENSIVE SIZE REAR GARDEN

GAS CENTRAL HEATING

VACANT POSSESSION

Lot 7 – Auction Guide Price £30,000

Lounge 16' 1" x 12' 5" (4.91m x 3.78m)

Two double glazed windows and central heating radiators.

Kitchen 11' 7" x 7' 9" (3.52m x 2.36m narrowing to 1.60m x 1.15m)

L shaped kitchen with a range of modern wall and base units, central heating radiator, double glazed window and external door leading into the rear garden.

Cellar

First Floor Landing 7' 5" x 6' 11" (2.25m x 2.10m)

Spacious area with a window and central heating radiator.

Master bedroom 12' 3" x 9' 4" (3.73m x 2.85m)

Central heating radiator and double glazed window.

Bathroom 5' 9" x 4' 4" (1.76m x 1.33m)

A white three piece suite with double glazed window and central heating radiator.

Outside

A lawned garden to the front with an extensive size garden to the rear.

Tenure

Freehold

Brochure Prepared

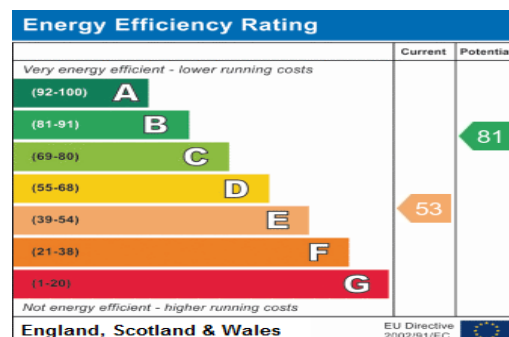
15.08.2018

Energy Rating

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Solicitors

Whitaker Firth FAO Shelly Lynch



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.