



**34 Cliffe View, Ellerton,
Bradford BD15 9JQ**

FOR SALE BY SHARPE'S AUCTIONS, AUCTION TO BE HELD ON TUESDAY 10TH DECEMBER 2019 AT 6PM AT THE MIDLAND HOTEL, BRADFORD, BD1 4HU. Tenanted on a rolling contract at £400 pcm, this stone built character cottage is situated in a tucked away position forming part of a small cluster of properties located in a favoured residential area. Comprising; Lobby, large living room, separate Kitchen, two bedrooms and bathroom/w.c. Sealed unit double glazing and gas central heating.

TENANTED CHARACTER COTTAGE

BACKWATER LOCATION

ROLLING CONTRACTED AT £400 PCM

LARGE LOUNGE, SEPARATE KITCHEN

TWO BEDROOMS AND BATHROOM

DG & GCH

Lot 6 - Auction Guide Price £45,000

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Lobby

uPVC reception door, radiator and staircase rising to first floor.

EPC

Lounge 16' 4" x 15' 11" (4.98m x 4.85m)

Maximum measurements to 'L' shaped living room. Three sealed unit double glazed windows and two radiators.

Kitchen 8' 10" x 7' 10" (2.69m x 2.4m)

Overall measurements. Equipped with fitted base and wall units, integrated oven and hob. Two sealed unit windows.

First Floor

With sealed unit window and radiator.

Bedroom One 10' 3" min x 9' 11" max (3.13m x 3.03m)

Sealed unit window and radiator.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Bedroom Two 13' 4" x 5' 10" min (4.07m x 1.79m)

Sealed unit window and radiator.

Bathroom 6' 2" x 5' 9" (1.87m x 1.76m)

Incorporating a modern three piece white suite comprising rectangular bath, pedestal hand wash basin and low level w.c. Sealed unit window and heated towel rail.

Tenure

Freehold

Solicitor

Eatons - Yassar Shafi

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.