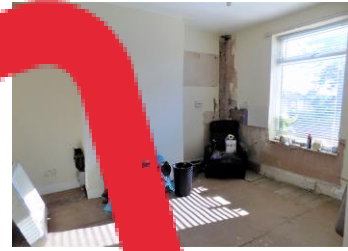




**19 Grace Street  
Allerton Bradford, BD15 7RE**



FOR SALE BY SHARPE'S AUCTIONS, AUCTION TO BE HELD ON TUESDAY 22ND OCTOBER 2019 AT 6PM AT THE MIDLAND HOTEL, BRADFORD BD1 4HU. Formerly four individual studio flats the property is in need of refurbishment to accommodate the buyer. The property offers versatile accommodation for a three bedroom property or convert into studio's subject to relevant planning permission and regulations. Located on a no through road is this deceptively spacious mid terrace with accommodation over four floors. Comprising: lower ground floor with separate entrance, three rooms, the ground floor has a room with separate former shower room, the first floor has two rooms and a former shower room, the second floor is an open room with double glazed dormer.

**SPACIOUS MID TERRACE**

**ACCOMODATION ACROSS 4 FLOORS**

**FORMERLY 4 STUDIO FLATS**

**IN NEED OF REFURBISHMENT**

**DOUBLE GLAZED**

**VACANT POSSESSION**

**Lot 21 – Auction Guide Price £40,000**

# 19 Grape Street

## Allerton, Bradford, BD15 7RE

### Lot 21 – Auction Guide Price £40,000

**Lower Ground Floor 15' 9" x 13' 0" (4.81m x 3.95m)**

A hardwood door leads into the room which was formerly a studio flat lounge & bedroom.

**Kitchen 6' 9" x 5' 7" (2.06m x 1.70m)**

Fully tiled walls former kitchen area.

**Shower Room 8' 6" x 5' 9" (2.6m x 1.75m)**

Tiled walls.

**Ground Floor Entrance 20' 1" x 3' 11" (6.11m x 1.19m)**

A hardwood door leads into the entrance hall. Staircase to the first floor landing.

**Lounge 12' 8" x 11' 7" (3.86m x 3.53m)**

Double glazed window.

**Shower Room 7' 1" x 2' 8" (2.15m x 0.81m)****First Floor Landing**

Staircase to the second floor.

**Bedroom (former lounge / kitchen) 16' 2" x 9' 1" (4.92m x 2.76m)**

Fireplace, double glazed window.

**Bedroom 6' 11" x 6' 10" (2.11m x 2.08m)**

Double glazed window

**Shower Room 5' 7" x 4' 3" (1.7m x 1.29m)****Second Floor Attic Room 14' 8" x 13' 9" (4.48m x 4.2m)**

Spacious room with double glazed dormer.

**Outside**

Paved patio.

**Brochure Prepared**

19.09.2019

**Tenure**

Freehold

**Solicitor****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.