



13 Stone Hall Road Bradford, BD2 2EJ

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 6TH OF FEBRUARY 2025 AT 12PM. Situated close to Eccleshill village and offering excellent family sized accommodation, is this substantial three bedroom through terrace. Benefits from both gas central heating and upvc double glazing.

Available with no onward chain and briefly comprises reception hall, lounge, sitting room, fitted kitchen, two double first floor bedrooms and bathroom, together with an overall attic bedroom to the second floor. To the outside there are gardens and garage.

EPC- E
Tenure- Freehold
Council Tax- B

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 5TH OF DECEMBER 2024 AT 12PM.
- GARDENS - PARKING - GARAGE - VIEWS OVER THE PARK
- EPC-E, TENURE- FREEHOLD, COUNCIL TAX B
- VACANT THREE DOUBLE BEDROOM TWO RECEPTION ROOMS THROUGH TERRACE HOME
- DOUBLE GLAZING AND CENTRAL HEATING
- CALL TO BOOK A VIEWING

Auction Guide Price - £115,000

Ground Floor

Entrance Hall
Having a door to the front.

Lounge
14'1" x 12'9"
With electric fire, feature fireplace surround, two radiators.

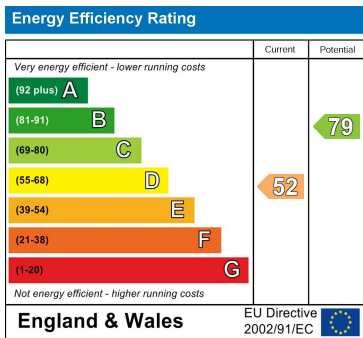
Dining Room
16'0" x 14'1"
Having a window and a radiator.

Kitchen
6'10" x 6'2"
With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls. Door to the rear gardens and a door to the cellars.

Cellars
Useful storage.

First Floor

Bedroom One
14'5" x 9'10"
Having a window and a radiator.



Bedroom Two
15'5" x 9'10"
Having a window and a radiator.

Bathroom
Having a three piece suite comprising of a bath, basin and a wc. window and a radiator.

Second Floor

Bedroom Three
13'9" x 12'9"
Having a window and a radiator.

Exterior
To the outside there are gardens to both front and rear, together with a garage to the rear.

Solicitors
Elite Property Law
Ref:- Denisa Baldwin

Brochure Prepared
07/1/25

Guide Price: An indication of the seller's current minimum acceptable price 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 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
Indenting 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 the 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 traveling any distance to view. We have taken every precaution to ensure that these details area 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 agents.