



62 Hazelhurst Brow Bradford, BD9 6AQ

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 7TH OF AUGUST 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. A FIVE BEDROOM mid terrace property in need of refurbishment, sat in an elevated position in a popular location close to Bradford Royal Infirmary. The family home has TWO RECEPTION ROOMS and with two large cellars there is the potential to add value and space. Stunning, far reaching views to the front and retains many original features.

EPC- TBC

Tenure- Freehold

Council Tax- B

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 7TH OF AUGUST 2025
- POPULAR LOCATION NEAR THE HOSPITAL
- EPC-TBC, TENURE- FREEHOLD, COUNCIL TAX B
- FIVE BEDROOM THROUGH TERRACE
- IN NEED OF REFURBISHMENT
- CALL TO BOOK A VIEWING

Auction Guide Price - £150,000

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Accomodation
Ground Floor -

Entrance Hall - Entrance vestibule with original tiled flooring and cornice leading to the main hallway.

Lounge - 4.95m x 4.11m (16'3 x 13'6) – A reception room to the front elevation with far reaching views from the bay window. Fire place with decorative surround and gas central heating radiator.

Dining Room - 4.11m x 4.01m (13'6 x 13'2) - Another reception room with a window to the rear and a central heating radiator.

Kitchen - 2.39m x 1.73m (7'10 x 5'8) - Units and work surfaces incorporating a sink with mixer tap. Gas point for cooker and a door to the rear.

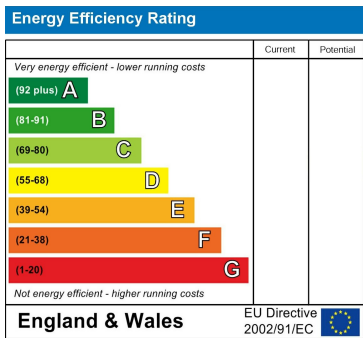
Cellar - There are two cellar areas with good head space which, subject to relevant permissions, could be converted into further living space.

First Floor -

Landing -

Bedroom - 4.22m x 3.73m (13'10 x 12'3) - Double bedroom to the front elevation with splendid views. Window and central heating radiator.

Bedroom - 4.19m x 4.04m (13'9 x 13'3) - Another double bedroom with a window and central heating radiator.



Bedroom - 2.84m x 2.13m (9'4 x 7) - Third first floor bedroom. Window and views to the front.

Bathroom - Three piece bathroom suite in white. Part tiled with a window and central heating radiator.

Second Floor -

Landing - Eaves storage.

Bedroom - 5.51m x 3.40m (18'1 x 11'2) - Double bedroom with a window to the front elevation. Central heating radiator.

Bedroom - 3.63m x 3.35m (11'11 x 11) - Another double bedroom with a window and central heating radiator.

External - The property is set in an elevated position and steps lead to the frontage where there is a pleasant lawned area which benefits from the fantastic views, mature trees and shrubs and is south facing. To the rear there is an enclosed yard area.

Solicitors
Reiss Solicitors
Ref:- Obaid Rathore

Brochure Prepared
17/07/25

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 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 agents.