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## Dunlin Way Bradford, BD8 0RL

FOR SALE BY SHARPES AUCTIONS, AUCTION TO BE HELD ON THURSDAY 2ND NOVEMBER 2023 AT 12PM. GUIDE PRICE £65,000. ATTENTION BUY TO LET INVESTORS/LANDLORDS. A vacant brick built through end town house located in a cul de sac setting nearby to local school and amenities. The property represents an ideal opportunity for the Buy To Let investor or speculator. A similar two bedroom property in the same street was advertised to Let/agreed at £800 PCM (ref: Open Rent). With gas central heating and double glazing, the property comprises; well proportioned living room, kitchen, two bedrooms and a combined bathroom/w.c. Externally, there is a driveway to the front and side, together with an enclosed rear garden. EPC-C, Council Tax Band -A

- **ATTENTION LANDLORDS/INVESTORS**
- **CUL DE SAC LOCATION**
- **TWO BEDROOMS, BATHROOM**
- **VACANT THROUGH END TOWN HOUSE**
- **POTENTIAL HIGH YIELD**
- **D.G, GCH, DRIVEWAY**

**Auction Guide £65,000**

**Ground Floor**

conditions for any disbursements listed that may become payable by the purchaser on completion.

**Lounge**

Reception door, radiator. Stairway rising to first floor level.

**Kitchen**

Incorporating fitted base and wall units. Wall mounted boiler. Outer door leading to rear garden.

**First Floor**

**Landing**

**Bedroom One**

Double Glazed Window & Radiator.

**Bedroom Two**

Double Glazed Window & Radiator

**Bathroom**

Incorporating a three piece suite

**Exterior**

Small lawned section and off road parking/driveway to frontage/side. Enclosed Rear garden.

**Tenure**

Freehold

**Solicitors**

Waterstone Partnership Solicitors.

**Brochure Prepared**

23.10.2023

**Disbursements**

Please see terms & conditions, legal pack and special

**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.