



40 Westfield Lane Bradford, BD10 8PY

FOR SALE BY SHARPES AUCTIONS, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY 17TH OF JULY 2025 AT 12PM. Built in 1632 and available with vacant possession, is this delightful stone built semi detached house. Occupies a generous garden plot with a large attached outbuilding (potential to convert into extra accommodation, subject to the relevant planning). The characterful property benefits from gas central heating and briefly comprises reception hall, lounge, sitting room, fitted kitchen, two double bedrooms and bathroom.

To the outside there are gardens, driveway and outbuilding.

EPC- E

Tenure- Freehold

Council Tax- C

- **FOR SALE BY SHARPES, MODERN AUCTION - 17TH OF JULY 2025**
- **VACANT TWO BEDROOM STONE SEMI DETACHED HOME**
- **EXPOSED BEAMS & MULLIONED WINDOWS**
- **DOUBLE GLAZING AND CENTRAL HEATING**
- **EPC-E, TENURE- FREEHOLD, COUNCIL TAX C**
- **CALL TO BOOK A VIEWING**

Auction Guide Price - £190,000

Description

Entrance Hall -

Lounge - 4.65m x 3.89m (15'3" x 12'9") - With ornate feature fireplace, radiator and wall cupboard.

Sitting Room - 3.48m x 3.43m (11'5" x 11'3") - Having a coal effect gas fire and radiator.

Kitchen - 3.25m x 3.51m (10'8" x 11'6") - With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator, store cupboard.

First Floor Landing - With radiator.

Bedroom One - 3.61m x 3.68m (11'10" x 12'1") - With radiator.

Bedroom Two - 3.48m x 3.58m (11'5" x 11'9") - Radiator.

Bathroom - With white three piece suite, part tiled walls and heated towel rail.

Exterior - To the outside there is a good sized well established front garden, together with a lawn and patio to the rear with

small driveway.

Outhouse - There is a substantial stone built outbuilding with power and light (potential to convert to provide further accommodation - subject to any relevant planning consents).

Solicitors

Reiss Solicitors

Ref:- Obaid Rathore

Brochure Prepared

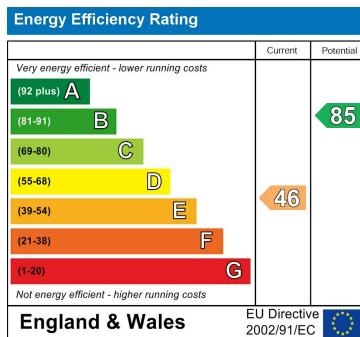
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Auctioneers Note

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.



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.