



14 Charles Avenue Bradford, BD3 8HF

FOR SALE BY SHARPES AUCTIONS, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY 11TH OF DECEMBER 2025 AT 12PM. A FULLY RENOVATED, ready to move into TWO BEDROOM semi detached house with double glazing & central heating. The accommodation comprises; lounge, dining kitchen, two first floor bedrooms and shower room. Drive to front and gardens and a garage to the rear
EPC- D

Tenure- Freehold
Council Tax- A

- FOR SALE BY SHARPES, MODERN AUCTION - 11TH OF DECEMBER 2025
- TWO BEDROOM SEMI DETACHED HOME
- FULLY RENOVATED BY THE CURRENT OWNER TO A HIGH STANDARD
- AVAILABLE WITH VACANT POSSESSION
- EPC-D, TENURE- FREEHOLD, COUNCIL TAX A
- CALL TO BOOK A VIEWING

Auction Guide Price - £129,000

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Description.

Highly sought after location within close proximity to an array of shops in and around the surrounding villages and town centre including supermarkets, health centres, restaurants, banks and many more. Also, only a few miles from the motorway networks, and situated in the middle of bus routes to Leeds, Bradford and beyond.

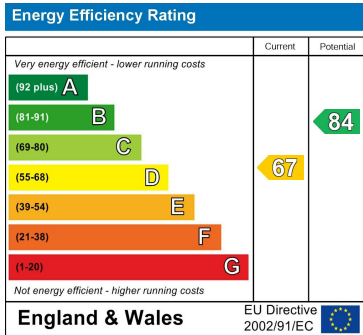
Briefly comprising; Entrance Hallway, Living Room and Kitchen. The first floor holds Two Bedrooms and the House Bathroom. Externally, to the front of the property is gravelled driveway for four cars and a paved area to the side of the property.
To the rear of the property is a concrete yard with fenced boundaries and a large storage garage which could easily .

GROUND FLOOR

Entrance Hall
uPVC double glazed door to the front elevation and stairs to first floor.
Living Room
12' 10" x 12' 9" (3.9m x 3.89m)
Double glazed window to the front elevation and a central heating radiator.
Kitchen
7' 11" x 12' 9" (2.41m x 3.89m)
Fitted kitchen with a range of base & wall units in with contrasting work surfaces, electric oven with gas hob & extractor above, single bowl sink & drainer with mixer tap, tiling. Plumbing for a washing machine, 2x double glazed windows to the rear and side elevation, pantry, central

heating combination boiler and a central heating radiator.
FIRST FLOOR
Landing
With stairs from the hallway and loft access.
Bedroom One
13' 1" x 12' 10" (4m x 3.9m)
Double glazed window to the front elevation and a central heating radiator.
Garage
18' 7" x 10' 9" (5.66m x 3.28m)
uPVC entrance door, power, lighting and an up and over garage door.
7' 11" x 7' 7" (2.41m x 2.3m)
Double glazed window to the side elevation walk in wardrobes and a central heating radiator.
Shower Room
Three piece suite comprising; a walk in shower, a wash hand basin and low level wc. Fully tiled walls, extractor fan, heated towel rail and double glazed window to the rear elevation.
EXTERNALLY
To the front of the property is block paved driveway. To the rear of the property is a tiled yard with fenced boundaries.

Solicitors
Woodhall Solicitors
Ref - Lubna Khan
Brochure Prepared
20/11/2025



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.