



78 Silverhill Road, Bradford, West
Yorkshire, BD3 7JJ

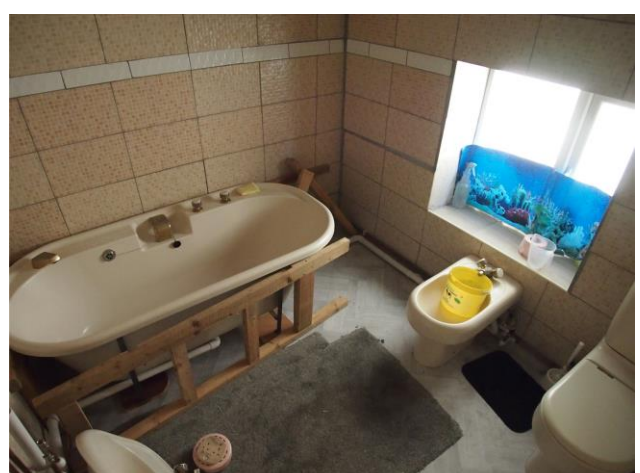
***Guide Price £75,000 to £85,000
(plus fees)**

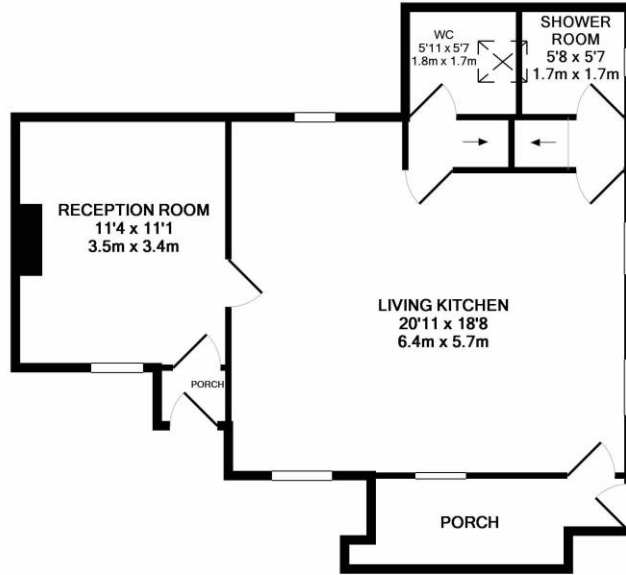
**For Sale by auction on
Wednesday 11th December 2019**



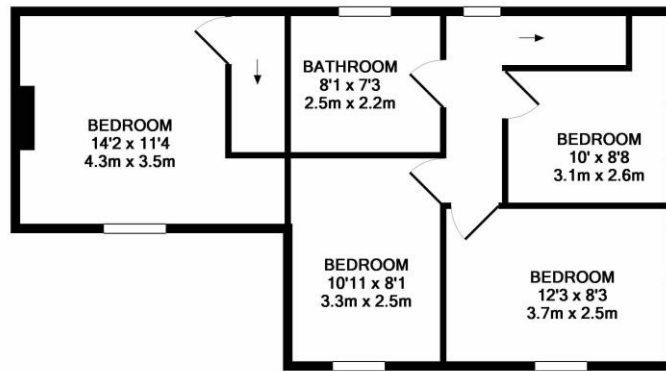
Silverhill Road

Formerly two cottages, this property now offers family accommodation with four double bedrooms, two reception rooms and multiple bathrooms. The property enjoys pleasant views over Bradford Moor Park and will appeal to the local resident. Although the property has double glazing and part central heating it would now benefit from some updating throughout.





GROUND FLOOR
APPROX. FLOOR
AREA 665 SQ.FT.
(61.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)

78 ILVERHILL ROAD
TOTAL APPROX. FLOOR AREA 1189 SQ.FT. (110.4 SQ.M.)
plan not to scale - strictly for identification purposes only
Made with Metropix ©2019

TENURE – Freehold

SERVICES – Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of the services.

NB: Services, apparatus and equipment have not been tested by Auction House and therefore cannot be verified as being in working order.

The buyer is advised to obtain verification from their Solicitor/Surveyor.

LOCAL AUTHORITY – Bradford Metropolitan District Council

VIEWINGS – Strictly by appointment with Auction House Tel 0113 3933482

PLANS & PHOTOGRAPHS – The plans and photographs are there to aid identification of the property only. The plans are not to scale.

CHARGES AND PAYMENTS – In addition to the deposit

Administration Charge: 0.6% inc VAT of the purchase price subject to a minimum of £1,080 inc VAT.

Search Fees: £200 Inc VAT

Disbursements: Any additional disbursements payable by the purchaser are yet to be confirmed by the vendors solicitor. For more details please see the legal pack.

***GUIDES** - Guides are provided as an indication of each seller’s minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 89 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Viewing

By appointment only through our Auction House branch Mon – Fri
Call our team 7 days a week from 8am til 8pm

9.00 - 5.30

1 Feast Field, Horsforth, Leeds LS18 4TJ
Tel: 0113 3933482 Fax: 0113 258 6698

Email: info@ahwy.co.uk auctionhouse.co.uk/westyorkshire