



57 Shetcliffe Lane, Tong Street, Bradford, West Yorkshire, BD4 9RH

ATTENTION LANDLORDS- PERFECT BUY TO LET.

FOR SALE BY MODERN METHOD OF AUCTION - STARTING BID £45,000 + RESERVATION FEE.

Front Back to Back Terrace that is in need of overall updating and work, but is reflected in the sensible starting bid. Provides 2 Bedroom, with a good sized basement cellar that offer huge potential to convert to make a lower ground floor Kitchen. (subject to the relevant building regulations).

Situated off Tong Street and an easy commute by car or bus into Bradford City Centre.

Starting Bid £45,000

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ENTRANCE VESTIBULE

LOUNGE 14' x 9' max (4.27m x 2.74m max)

KITCHEN 13' x 3' (3.96m x 0.91m)

Leading to cellar/ground floor.

BASEMENT CELLAR Offering vast potential to convert to make lower ground floor kitchen, like the other terrace on the street, subject to building regulations.

LANDING

BEDROOM 1 14' x 11'11" max (4.27m x 3.63m max)

Built in cupboard.

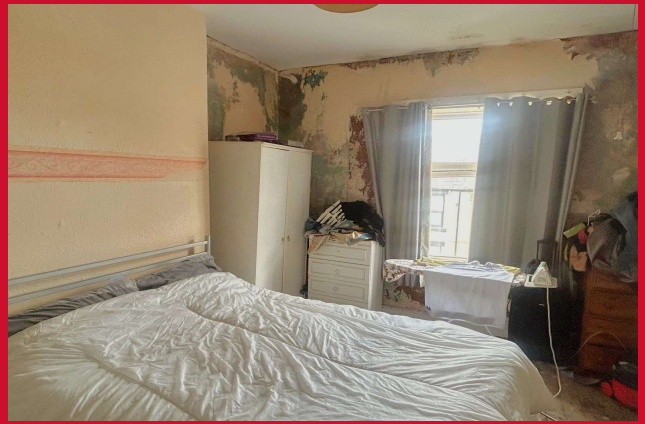
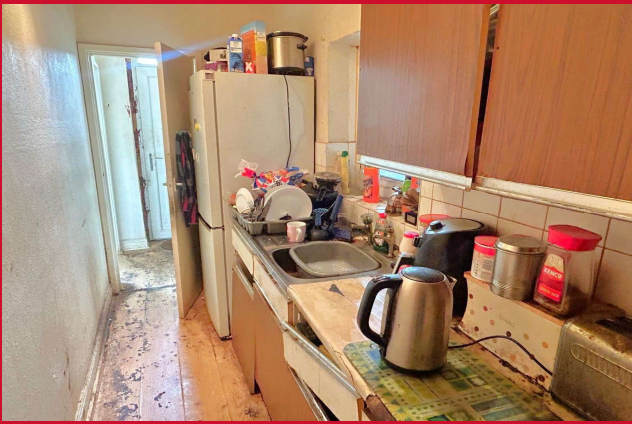
BEDROOM 2 10'2" x 6' (3.1m x 1.83m)

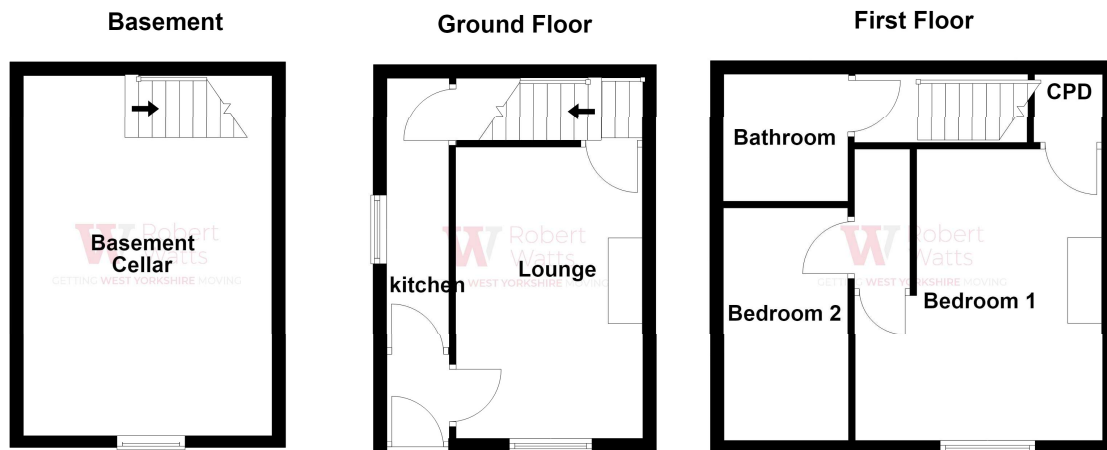
BATHROOM/W.C. 3 piece bathroom suite.

OUTSIDE Small front garden.

AUCTIONEERS COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





57 Shetcliffe Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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