



## 191 High Street, Wibsey, Bradford, BD6 1JU

For sale by Modern Method of Auction Starting Bid Price £45,000, plus Reservation Fee. AUCTION ENDS 28.03.25  
AT 2PM.

TO BE SOLD UNSEEN - GRADE II listed cottage in the heart of Wibsey Village. Lounge open to kitchen, ONE  
BEDROOM and bathroom, DG and GCH. CURRENTLY TENANTED WHO IS NOW ON NOTICE

This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.

Starting Bid £45,000

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# 191 High Street, Wibsey, Bradford, BD6 1JU

**AUCTION TERMS** 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.

## **HALLWAY**

Electric heater

## **LOUNGE 9'8" x 12'1" (2.95m x 3.68m)**

Open to kitchen

## **KITCHEN 5'4" x 13'2" (1.63m x 4.01m)**

Range of kitchen units, worktops and sink

## **BEDROOM 14'1" (4.3) narrowing to 5' (1.52) x 15'2" (4.62) narrowing to 4'7" (1.4)**

Irregular shaped room, measurements approx for guidance only

## **BATHROOM**

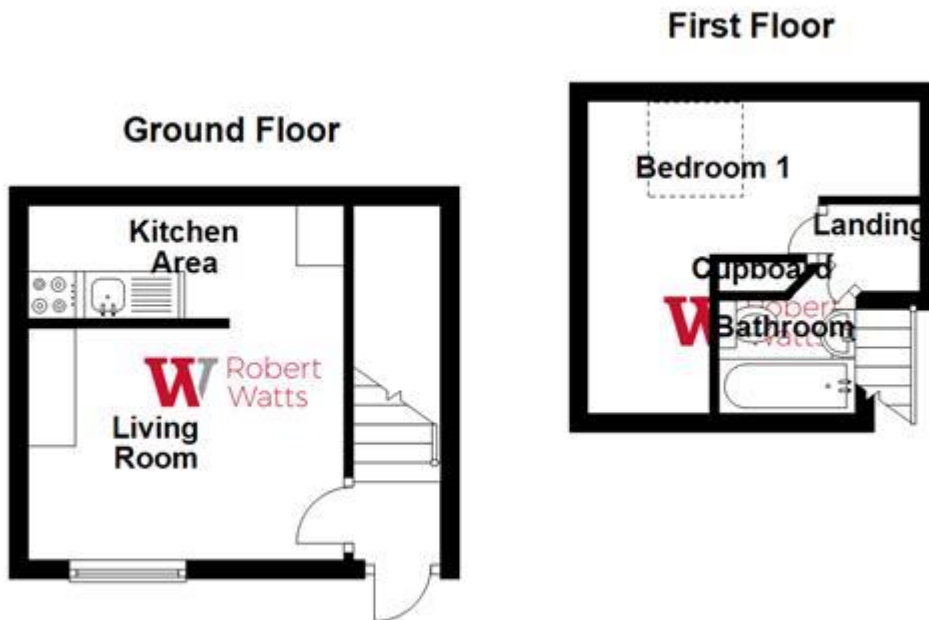
Three piece white suite with extractor fan

## **DISCLAIMER**

This property is subject to a flying freehold, Please consult with your legal advisor for further information.

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.





Please note this floor plan is not to scale and should not be relied on as a basis to let this property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>72</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	<b>17</b>
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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