bronte estates

3 Cobden Street, Allerton, Bradford, BD15 7QN

Auction Guide £85,000

- For sale by Modern Auction – T & Cs apply
- Buyers' Fees apply
- Through mid-terrace property
- Lounge & open plan kitchen
- Shared rear yard
- Subject to a hidden Reserve Price
- Buyer Information Pack available
- Two double bedrooms
- Gas CH & UPVC DG
- Cellar & Storage shed

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** FOR SALE BY MODERN METHOD OF AUCTION ** TWO BEDROOM THROUGH TERRACE ** TWO DOUBLE BEDROOMS ** GAS CH & UPVC DG ** SHARED YARD TO THE REAR ** CLOSE TO AMENITIES ** This two bedroom stone built terrace in Allerton will make an ideal first time buy or an addition to a landlord portfolio. Situated close to local shops, supermarket, schools and transport links. Briefly comprising of: Entrance Vestibule, Lounge with solid fuel stove, Kitchen, Cellar, two first floor double Bedrooms and a Bathroom. On road parking to the front and a secure, shared yard to the rear with a shed/storage. Early viewing is advised.

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Council Tax Band: A

Auctioneer 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.
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.
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 £500 inc. VAT. These services are
optional.

Entrance Vestibule
Laminate flooring and a door to the lounge.

Lounge
17'8 max x 13'9 max
Solid fuel stove set in a stone fire surround, window to the front elevation, laminate flooring, central heating radiator and Laminate flooring.
Open to:

Kitchen
10'7 x 5'0
Fitted base and wall units with work surfaces over and splashback tiling. Stainless steel sink & drainer, plumbing for a washing machine, gas cooker point and doors to the cellar and rear yard.

Cellar
Well proportioned cellar space providing further storage.

First Floor
Landing area with a window to the side elevation and a central heating radiator.

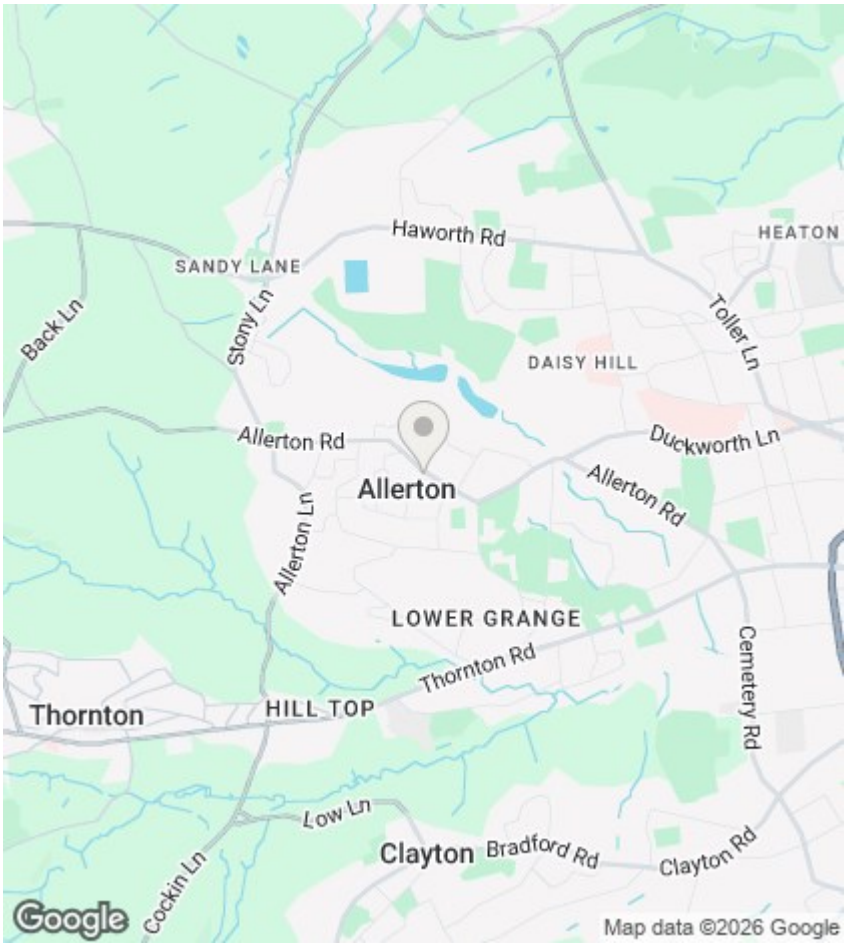
Bedroom One
10'8 x 9'8
Window to the rear elevation, radiator, fitted storage and the central heating boiler.

Bedroom Two
10'8 x 8'6
Window to the front elevation, laminate flooring and a central heating radiator.

Bathroom
Panelled bath with a thermostatic shower over, pedestal washbasin and a low flush WC. Window to the front elevation and a central heating radiator.

External
Secure shared yard to the rear with space to sit out and dry clothes, plus a useful lockable garden shed providing further storage.

Please Note
Energy Certificate and Floor Plan to follow.



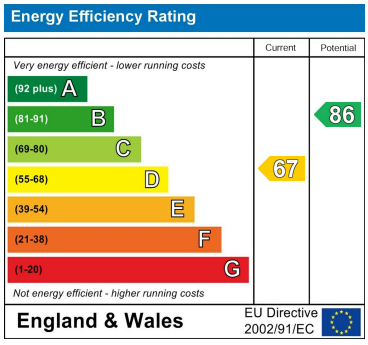
Directions

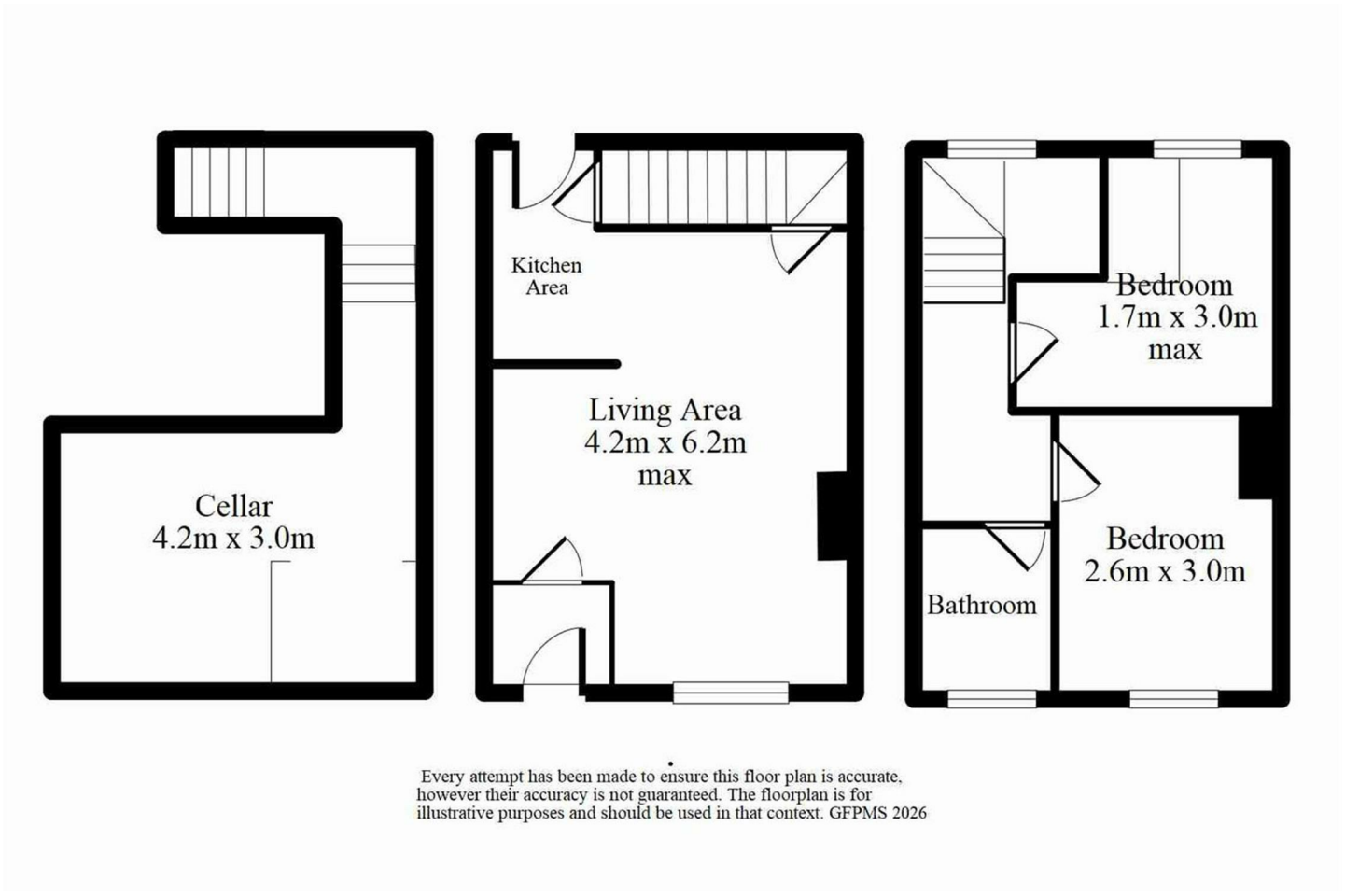
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D





Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2026

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