



**Accuracy:** References to the Tenure of a 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

**Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.

## Cinder Hill Cottage, Lower Green

Auction Guide Price £90,000

Two Bedroom Cottage

EPC Rating: E

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Cinder Hill Cottage  
Bradford  
BD17 5JA

Key features:

- MODERN METHOD OF AUCTION
- Two Bedroom Cottage
- Off Road Parking
- Views of Baildon Bank
- Popular Location
- Spacious Kitchen/Diner
- Patio Area
- Council Tax Band - D



Why you'll like it

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This two-bedroom link detached house is offered for sale in Shipley and is presented in good condition throughout. Suited to first-time buyers and investors, the property provides practical, well-planned accommodation with an open-plan layout to the main living space.

The ground floor features an open-plan lounge leading into a kitchen with built-in pantry, creating a sociable and functional area for everyday living and dining.

Upstairs, there are two double bedrooms together with a bathroom fitted with a shower over bath.

The property is located in a sought-after area of Shipley, known for its access to green spaces, walking routes and cycling routes. Nearby attractions include Roberts Park and the riverside paths along the River Aire and the Leeds & Liverpool Canal, offering a choice of scenic routes for walking and cycling.

Shipley town centre provides a selection of shops, cafés and other amenities, with additional facilities available in nearby Saltaire, including independent cafés and local services.

Public transport links are convenient, with Shipley railway station offering regular services to Leeds and Bradford. Typical journey times are around 12–15 minutes to Leeds and approximately 10 minutes to Bradford Forster Square, making the property suitable for buyers needing access to these city centres.

This semi-detached house combines open-plan living with access to local amenities and outdoor recreation, presenting an appealing option for both home occupiers and investors.

LOUNGE/DINER 19' 11" x 11' 11" (6.08m x 3.64m)

KITCHEN 11' 2" x 6' 10" (3.42m x 2.10m)

CLOAKROOM 6' 10" x 4' 11" (2.1m x 1.5m)

BEDROOM 17' 0" x 10' 5" (5.2m x 3.2m)

BEDROOM 14' 5" x 7' 6" (4.4m x 2.3m)

BATHROOM 6' 7" x 4' 11" (2.02m x 1.50m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

