



**Apt 11, 2630, 32 Sunbridge Road
Bradford, BD1 2AA**



FOR SALE BY SHARPES PROPERTY AUCTIONS, ONLINE TRADITIONAL AUCTION TO BE HELD ON THURSDAY 16TH FEBRUARY 2023 AT 12PM. GUIDE PRICE; £10,000. Representing an ideal investment opportunity, this tenanted upper floor apartment is offered with a particularly keen starting guide price. Presently achieving £325 pcm on a rolling agreement with the incumbent tenant since July 2021. We understand the accommodation comprises; an open plan living area and kitchen, double bedroom and combined bathroom/w.c. Located in the heart of Bradford city centre.

IDEAL BUY TO LET OPPORTUNITY

TENANTED UPPER FLOOR FLAT

PROMINENT CITY CENTRE LOCATION

ACHIEIVING £3,900 P.A

EXCELENT GROSS RETURN

COMPETITIVE GUIDE PRICE

Auction Guide Price; £10,000

Brochure Amended

10.2.23

Tenure

Please visit www.sharpesauctions.co.uk and refer to 'Legal Documents' section of lot for further information.

Council Tax Banding

According to the local government council tax website the council tax band is A.

Solicitors

Jane Surman Jane Hartley Associates Ltd The Waterhouse
41 Spring Gardens Manchester M2 2BG

Agents Notes

** We have not inspected the property - the photographic suite is provided for illustrative purposes and general guidance only.

Disbursements

Please see terms & conditions, legal pack and special conditions for any disbursements listed that may become payable by the purchaser on completion.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.