



## 31 Aberdeen Place Bradford, BD7 2HG

FOR SALE BY SHARPES, MODERN ONLINE AUCTION TO BE HELD ON THURSDAY THE 7th OF MARCH 2024 AT 12PM. GUIDE PRICE; £70,000. An excellent opportunity for investors currently let at £500 PCM producing an annual income of £6,000 which is a healthy 8.6% yield. This two bedroom property in a popular residential area comprising entrance hall, open plan lounge kitchen, two bedrooms and bathroom. Outside is a front garden and a yard to the rear. Viewing is highly recommended. The property is close to local shops and services and would be suitable for owner occupiers or for letting purposes.

- FOR SALE BY SHARPES MODERN METHOD OF AUCTION ON THE 7TH OF MARCH 2024
- CURRENTLY LET OUT AT £6000 PA PRODUCING 8.6% YIELD.
- HUGE POTENTIAL TO CONVERT INTO FOUR BEDROOM PROPERTY SUBJECT TO PLANNING
- RESERVATION FEES APPLY - 56 DAY COMPLETION
- WELL PRESENTED THROUGHOUT WITH A MODERN KITCHEN AND BATHROOM
- OPEN DAY TO VIEW - 1/3/24 AT 5PM - CALL TO BOOK A SLOT.

**Auction Guide Price - £70,000**

### Lounge

13'1" x 14'11"

Having a door and a window to the front and a radiator.

### Kitchen

10'3" x 7'4"

Offering a range of base and wall mounted units with complimentary work surfaces. Offering space for a cooker and a washing machine. Access to rear yard and cellar.

### Cellar

### Bedroom One

12'0" x 12'0"

Having a window and a radiator.

### Bedroom Two

10'0" x 7'4"

Having a window and a radiator.

### Bathroom

Good sized room offering a window and a radiator. Bath with shower over head. Wash hand basin and WC.

### Outside

Having courtyard style garden to the rear.

### Solicitors

Lubna Naz Khan. WOODHALL SOLICITORS LTD 202  
Keighley Road, Bradford, West Yorkshire, BD9 4JZ

### Council Tax Banding

A

### Brochure Prepared

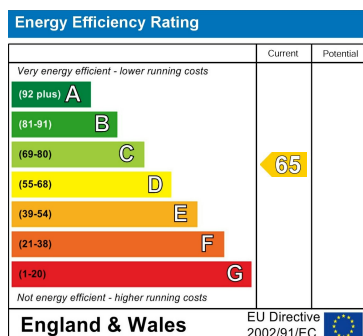
19/2/24

### Auctioneer comments

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").

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 4.00% of the purchase price + VAT, subject to a minimum of £6,000.00 + 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.



**Guide Price:** An indication of the seller's current minimum acceptable price 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 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

Indenting 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 the 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 traveling 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 agents.