

## 104 Cheapside Chambers Bradford, BD1 4HP

FOR SALE BY SHARPES AUCTIONS, ONLINE AUCTION TO BE HELD ON THURSDAY 8th AUGUST 2024 AT 12PM. GUIDE PRICE; £20,000.  
ATTENTION LANDLORDS/INVESTORS. We are pleased to bring to the market this well presented 1st floor one bedroom apartment in a highly sought after location of Bradford City Centre.

In brief, the property comprises; open plan living room and modern fitted kitchen and a separate bedroom. The shower room is fitted with a contemporary three piece suite.

Cheapside Chambers is a charming building which is ideally located in the centre of Bradford, above the Forster Square Illuminated Arches. The property is in a fantastic central location, convenient for shops, bars, cafes and restaurants all within walking distance. There are excellent public transport links nearby with Bradford Forster Square Train Station easily accessible and regular bus services in and around the local area. For those who enjoy the outdoors, Centenary Square offers a pleasant green space with its own café. This development is ideal for both professionals and students, with the University of Bradford and St. Luke's Hospital close by.

- ONE BEDROOM FIRST FLOOR APARTMENT
- POTENTIAL RENTAL OF £550 PCM / £6,600PA
- RECENTLY REFURBISHED THROUGHOUT
- OPEN PLAN LOUNGE / KITCHEN
- GROSS YIELD BASED ON GUIDE PRICE OF 33%
- CLOSE TO LOCAL TRAIN AND BUS STATIONS

**Auction Guide Price - £20,000**

### Hallway

From the main entrance there are stairs to access each floor. Enter into the hallway,

### Living Area

The open plan lounge / kitchen has a window, electric heater and a kitchen area. The kitchen has a range of wall and base units, electric hob / oven and space for a fridge and a washing machine.

### Bedroom

The bedroom has an electric heater and a window.

### Shower Room


The shower room is modern with basin, Wc, shower cubicle and heated radiator.

### Solicitor

Elite Solicitors - Fiona Taylor

### Brochure Prepared

4/7/24

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.