



49 Bank Street Bradford, BD1 1UG

FOR SALE BY SHARPES, TRADITIONAL AUCTION - 8TH OF AUGUST 2024 AT 12PM. ATTENTION LANDLORDS/INVESTORS. We are pleased to bring to the market this well presented two double bedroom apartment, 49 Bank Street is a charming building which is ideally located in the centre of Bradford, the properties location makes it very 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.

EPC - D
COUNCIL TAX - B
TENURE- LEASEHOLD

- TWO BEDROOM CITY CENTRE APARTMENT
- POTENTIAL RENTAL OF £700 PCM / £8.400PA
- RIGHT IN THE HEART OF BRADFORD CITY CENTRE, CLOSE TO LOCAL TRAIN AND BUS STATIONS
- FANTASTIC SIZE, TWO DOUBLE BEDROOM APARTMENT
- A MASSIVE GROSS YIELD BASED ON GUIDE PRICE OF 53%
- VIEWING IS A MUST

Auction Guide Price - £16,000

Hallway

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

Living Area

17'0" x 15'8"

The open plan lounge / kitchen has two windows, electric heaters 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 One

12'9" x 9'2"

Having a window and a electric heater.

Bedroom Two

13'9" x 9'10"

Having a window and a electric heater.

Bathroom

7'6" x 6'10"

The bathroom has a modern three piece suite with a basin, WC, panelled bath with a shower over and heated radiator.

Tenure

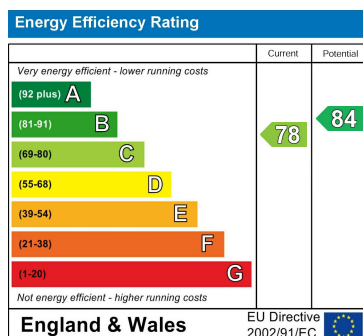
Leasehold - Please visit www.sharpesauctions.co.uk and refer to "Legal Documents" section of lot for further information.

Solicitor

Yasser Shafi Eatons Solicitors The Old Library 34 Darley Street Bradford BD1 3LH

Brochure Prepared

16/7/24



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.