



## 215 The Gatehaus Leeds Road Bradford, BD1 5BL

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 8th OF AUGUST 2024 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. Executively built two bedroom apartment benefiting from d/g and electric heating. Entrance hall, lounge open plan to kitchen with built-in appliances, two bedrooms, en-suite and bathroom.

EPC- C  
Tenure- Leasehold  
Council Tax- B

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 8TH OF AUGUST 2024 AT 12PM.
- MODERN OPEN PLAN LIVING
- EPC-C, TENURE- LEASEHOLD, COUNCIL TAX B
- TWO BEDROOM, TWO BATHROOM APARTMENT
- LOCATED IN THE HEART OF BRADFORD CITY CENTRE
- CALL TO BOOK A VIEWING

**Auction Guide Price - £36,000**

### Entrance Hall

Walk-in storage cupboard housing the washing machine.

### Lounge

Featuring oriel style window having extensive views and electric wall heater.

### Kitchen Area

Having a range of modern base and wall units incorporating stainless steel sink with mixer tap over, work surfaces, built-in oven and hob with cooker hood above, integrated fridge and dishwasher, tiled flooring.

### Bedroom One

Double glazed window to front elevation and electric wall heater.

### En-suite shower room

With a three piece suite comprising of wash hand basin, low level WC and shower cubicle. Complimentary tiling to walls and flooring along with a heated towel rail.

### Bedroom Two

Double glazed window to the front and electric wall heater.

### Bathroom

Having a three piece suite comprising of panelled bath, wash hand basin and low level WC. Heated towel rail and complimentary tiling to both walls and flooring.

### Solicitors

Eatons Solicitors  
Ref:- Miriam Khan

### Brochure Prepared

25/07/24

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (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.