

## 1-1A Hillcrest/11 High Croft High Street Bradford, BD13 2AA

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 10TH OF OCTOBER 2024 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. An intriguing stone built property located in the heart of Queensbury village. Representing an excellent rental investment opportunity, the property is currently split into three separate units arranged over three levels to comprise two studio units and a one bedroomed flat (understood to be all under one title and having planning for reversion into one dwelling - [www.bradford.gov.uk/planning](http://www.bradford.gov.uk/planning) REF. 22/02120/FUL). uPVC double glazing and gas central heating. With potential for a high yield return when fully let, this would be an ideal addition to any portfolio.

- CALLING INVESTORS & LANDLORDS
- FREEHOLD STONE BUILT TERRACE CURRENTLY SPLIT INTO 3 UNITS
- 15.6% NET YIELD BASED ON THE GUIDE PRICE
- OUTSTANDING HIGH YIELD INVESTMENT OPPORTUNITY
- 2 STUDIO UNITS & 1 BED FLAT
- EPC - D, FREEHOLD, COUNCIL TAX - A

**Auction Guide Price - £100,000**

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### Ground Floor

#### Studio One

17'6" x 15'8"

Equipped with fitted base and wall units. uPVC entrance door, two uPVC windows to both front and rear elevations.

#### Bathroom

6'9" x 5'8" max

Incorporating a panelled rectangular bath and wall mounted hand wash basin. Separate w.c

### Lower Ground Floor

#### Studio Two

15'2" x 11'4"

Equipped with fitted base and wall units. uPVC entrance door and two uPVC windows.

#### Shower Room

8'0" x 3'0"

Fully tiled and comprising a walk in shower cubicle, hand washbasin and w.c.

### First Floor Flat

With ground floor entrance area and staircase. Half glazed uPVC entrance door and window.

### Lounge

12'0" x 11'6"

uPVC window, radiator.

### Galley Kitchen

11'10" x 4'0"

Incorporating fitted base and wall units together with integrated oven, hob and extractor hood. uPVC window, radiator.

### Bedroom

Irregular shaped bedroom with uPVC window, radiator and in built cupboard.

### Bathroom/w.c


8'2" x 5'2"

Having a matching three piece suite comprising panelled rectangular bath, pedestal hand wash basin and low level w.c. uPVC window, heated towel rail.

### Brochure Prepared

06/09/24

### Solicitor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.