



409 Sunbridge Road Bradford, BD1 2HQ

FOR SALE BY SHARPES AUCTIONS, AUCTION TO BE HELD ON THURSDAY 5TH JUNE 2025 AT 12PM. GUIDE PRICE £6,000. An ideal buy to let opportunity in the form of a pod style unit with tenants in situ offering a healthy gross yield based on the guide price. The unit comprises a pod bedroom with en suite shower room and use of a communal kitchen/living area. The building has a ground floor communal reception entrance with lift access. Colonnade is located within walking distance of the city centre, rail/bus stations and Bradford University.

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COUNCIL TAX - A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 5TH JUNE 2025 AT 12PM.
- CLOSE TO UNIVERSITY AND THE CITY
- IDEAL BUY TO LET
- ATTENTION INVESTORS
- COUNCIL TAX - A
- TENANTED £275 PCM

Auction Guide Price - £6,000

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Bradford, BD1 2HQ**

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Ground Floor Communal Reception

With lift and staircase access to all floors.

Pod Accommodation

Having a bedroom area and a large window with long distance views

En Suite Shower Room

Having a three piece suite

Shared Communal Lounge/Kitchen

Communal lounge kitchen/living area which is shared with six other pods on the floor.

Tenure

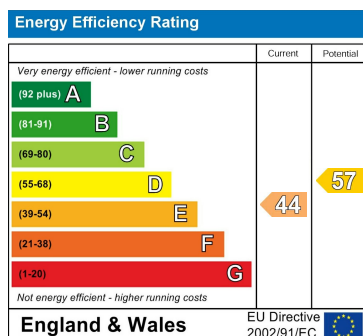
Leasehold - refer to legal pack for further information within 'legal documents'

Brochure Prepared

09/05/2025

Solicitors

Fahri LLP Ref:- Violeta Pieleanu



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.