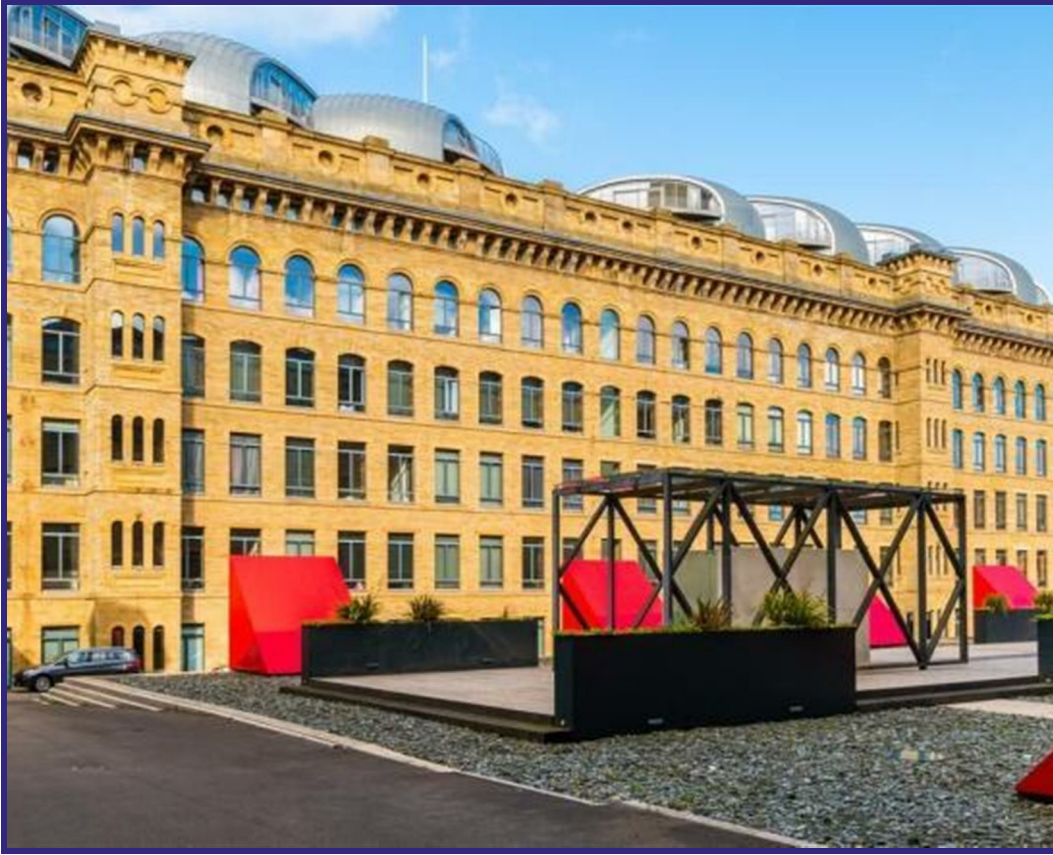




316 Velvet Mills Lilycroft Road Bradford, BD9 5BN

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 6TH OF NOVEMBER 2025 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. AN EXCELLENT INVESTMENT OPPORTUNITY - A THIRD FLOOR - ONE BEDROOM LUXURY APARTMENT IN A HISTORIC MILL DEVELOPMENT IN BD9 - OFFERING 13% GROSS RETURN BASED ON GUIDE PRICE !
EPC RATING B - COUNCIL TAX BAND A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - THURSDAY 6TH OF NOVEMBER 2025
- POPULAR LOCATION IN BD9
- UNDERCROFT PARKING
- VACANT ONE BEDROOM APARTMENT WITHIN THIS PRESTIGIOUS BUILDING
- IDEAL BTL OFFERING A 13% GROSS RETURN BASED ON GUIDE PRICE
- EPC RATING B - COUNCIL TAX BAND A

Auction Guide Price - £55,000

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Description

A RARE OPPORTUNITY TO PURCHASE THIS THIRD FLOOR ONE BEDROOM LUXURY APARTMENT IN A HISTORIC MILL DEVELOPMENT WITH FAR REACHING VIEWS OF THE SURROUNDING AREA AND CLOSE TO BRADFORD CITY CENTRE.

This one bedroom luxury apartment is situated in the 'VELVET MILL' the second phase of this regenerated silk mill originally known as 'LISTER MILL' which was deemed to be the largest textile mill in the North of England on completion in 1873. Beautifully presented and having the original stone features and high timber framed double glazed windows this is a property that would appeal to couples and professional bodies alike.

The accommodation briefly comprises of: Secure entry gate to the complex, and secure entry door access to the premises. Communal entrance hallway with individual postal boxes and lift rising to all levels. The apartment itself is located by corridor access with original feature iron supports. Timber door opens into the entrance hallway with useful utility room and a fitted wall unit that houses a fridge and freezer. Open plan lounge with feature timber framed windows, arched ceiling and offering stunning views. Built in contemporary and modern kitchen units with ceramic durable work surface and integrated dishwasher. Double bedroom with fitted wall wardrobes and stunning views. Luxury bathroom with modern wall tiling, contemporary white bathroom suite and integrated shower. The floors are completed with hard wearing Engineered Wood. The apartment is all electric with storage heating.**THE PERFECT OPPORTUNITY TO RESIDE IN LUXURY AND IN A FABULOUS LOCATION** MUST BE VIEWED TO BE APPRECIATED**

Accommodation -

Communal Entrance & Lift - Entry through a key activated security door into this impressive communal entrance and offering both lift and stair access to the different levels.

Entrance Corridor - Corridor with feature and original architectural building supports and offering access to the apartment.

Hallway - Front entry door opens into a neutrally decorated hallway which has a very useful utility room housing water heater and is plumbed for automatic washing machine. As the hallway proceeds a fitted wall unit reveals an integrated fridge and freezer, wine rack and storage, enclosed storage heater and engineered wood flooring leads into the Open Plan Lounge.

Open Plan Lounge & Kitchen - Spacious open plan Lounge & Kitchen with arched roof, original stone built walls and timber arched double glazed windows offering far reaching views of the surrounding area. Neutrally decorated with storage heaters and engineered wood flooring. Kitchen is modern and contemporary with wall and base units in a gloss finish with hard wearing contrasting work surface and

splash back, stainless steel sink unit with mixer tap and fitted electric four ring ceramic hob with electric oven under and complete with integrated dishwasher.

Bedroom - Master double bedroom with arched ceilings, stone walls and arched timber double glazed window. Storage heater and benefiting from a six door fitted wardrobe, completed with engineered wood flooring.

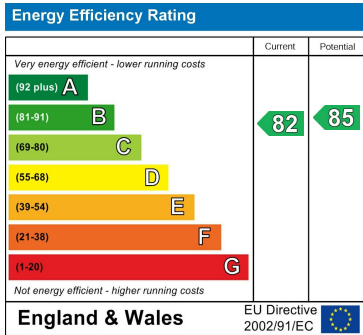
Bathroom - With modern tiling to a contemporary white bathroom suite comprising of paneled bath with integrated shower over and chrome and glass shower screen. Wall mounted pedestal hand wash basin ,chrome mixer tap, fitted mirror over and wall mounted W.C. Wall mounted towel radiator, spot down lighting and completed with tiled flooring.

Outside -

Parking Space - An allocated underground parking space is available which offers secure parking.

Solicitors
Woodhall Solicitors
Ref:- Lubna Khan

Brochure Prepared
02.09.2025



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 MISDESCRIPTIIONS 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 area 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.