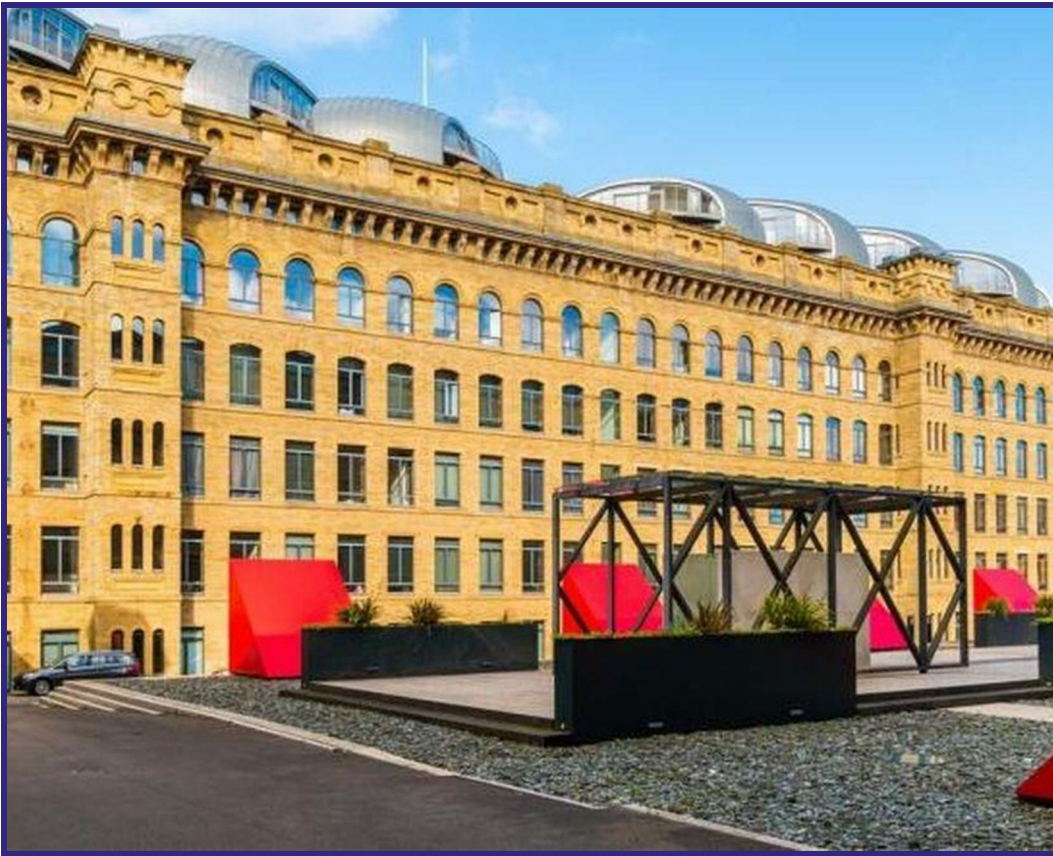




420 Velvet Mills Lilycroft Road Bradford, BD9 5BN

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. EXCELLENT INVESTMENT OPPORTUNITY. A STUDIO APARTMENT SITUATED WITHIN A PRESTIGIOUS DEVELOPMENT LOCATED IN BD9. VACANT POSSESSION.
EPC RATING D - COUNCIL TAX BAND A

- FOR SALE BY SHARPES, TRADITIONAL AUCTION - 2ND OCTOBER 2025
- POPULAR LOCATION IN BD9
- EPC RATING D & COUNCIL TAX BAND A
- VACANT STUDIO APARTMENT WITHIN THIS PRESTIGIOUS BUILDING
- CALL TO BOOK A VIEWING

Auction Guide Price - £42,000

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DESCRIPTION

Velvet Mill is located within Bradford’s largest listed development, known as Lister Mills. Originally built in 1838, the landmark of Lister Mills, dominates the Bradford skyline. The development has been lovingly restored to modern residential homes, providing many modern features, whilst also maintaining much of its original architecture. These apartments are full of character with the exposed brick work, tall windows, private gated courtyard for residents and secure parking underground.

Well presented New York loft style studio apartment. This large studio apartment consists of an open plan living and kitchen area, bedroom, shower room and utility room.

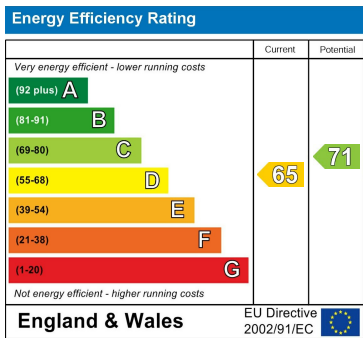
The unique layout of this studio apartment includes a mezzanine bedroom, which is also partitioned away from the living and kitchen area.

Other features of this apartment include, tall windows, engineered timber flooring throughout, stone vaulted ceilings and an exposed brick wall.

The developments location provides easy access to transport links with local bus routes and is only short commute to the city centre.

Solicitors
Woodhall Solicitors
Lubna Khan

Brochure Prepared
02.09.2024



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 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.