



**Flat 1, 310A Harrogate Road,  
Bradford, BD2 3TB**



FOR SALE BY SHARPES AUCTIONS, ONLINE AUCTION TO BE HELD ON TUESDAY 27TH OCTOBER 2020 AT 12PM. GUIDE PRICE; £20,000. ATTENTION INVESTORS. An excellent opportunity to acquire a tenanted first floor apartment currently achieving £295 PCM on a rolling agreement. Located in a popular location, close by to Greengates Retail Park, supermarkets and arterial road linkage for surrounding towns and cities. Briefly comprising; a ground floor communal reception lobby, open plan living area/kitchen (the kitchen being presented with fitted units and integrated cooking appliances), double bedroom and shower room/w.c Electric heating and double glazing. Allocated parking space.

**TENANTED FIRST FLOOR APARTMENT**

**ROLLING TENANCY AT £295 PCM**

**EXCELLENT BUY TO LET**

**LOUNGE/KITCHEN, BEDROOM**

**SHOWER ROOM. DG, ELECTRIC HTG**

**ALLOCATED PARKING**

**Auction Guide Price £20,000**

**Ground Floor Reception Lobby**

Staircase rising to first floor

**Apartment Accommodation**

**Open Plan Lounge/Kitchen** 16' 0" x 10' 8" (4.87m x 3.25m)

With fitted base and wall units having integrated electric oven, hob and extractor canopy. Two double glazed windows, wall mounted electric heater. Access into;

**Inner Hallway**

**Bedroom** 11' 0" x 8' 6" (3.35m x 2.59m)

Double bedroom with wall mounted electric heater, double glazed window.

**Shower Room/w.c** 7' 10" x 5' 0" (2.39m x 1.52m)

Incorporating a three piece white suite comprising a tiled shower cubicle, pedestal hand wash basin and low level w.c. Partial tiling, electric towel heater.

**Exterior**

Allocated parking space.

**Solicitor**

Yasser Shafi Eatons The Old Library 34 Darley Street  
Bradford BD1 3LH

**Tenure**

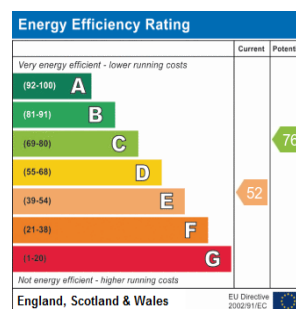
Leasehold

**Brochure Prepared**

20.10.2020

**Disbursements**

Please see terms & conditions, legal pack and special conditions for any disbursements listed that may become payable by the purchaser on completion.



**Guide Price:** An indication of the seller's current minimum acceptable price at 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 a 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**

Intending 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 a 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 travelling 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 the agents.