



## Olicana House, Chapel Street, Bradford, West Yorkshire, BD1 5RE

- FOR SALE BY THE MODERN METHOD OF AUCTION
- A ONE BEDROOM OPEN PLAN APARTMENT WITH SHOWER ROOM
- LEASEHOLD TERM - 125 years from 1 January 2014
- Ground Rent : £250 per annum.
- PLEASE NOTE: - Service charges and ground rent information as advised by owner

- BUYER RESERVATION FEE APPLIES 0- AUCTION CLOSES 31/05/2024 at 11am
- Monthly rent is £385.00 and the agreement is for 5 years
- Service Charge : £380 per annum
- COUNCIL TAX BAND A - EPC RATING GRADE C

**Guide Price £20,000**





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## DESCRIPTION

HUNTERS BRADFORD PRESENTS - OLICANA HOUSE - BD1

FOR SALE BY THE MODERN METHOD OF AUCTION - BUYER RESERVATION FEE APPLIES

AUCTION CLOSES 6th September 2024 at 11am

A ONE BEDROOM OPEN PLAN APARTMENT WITH SHOWER ROOM - COUNCIL TAX BAND A - EPC RATING GRADE C

Monthly rent is £385.00 and the agreement is for 5 years

LEASEHOLD TERM - 125 years from 1 January 2014

Service Charge : £380 per annum

Ground Rent : £250 per annum.

PLEASE NOTE: - Service charges and ground rent information as advised by owner

This property is for sale by the 'Modern Method of Auction'. The successful bidder is required to pay a non-refundable reservation fee. Any successful bidder will pay this to secure the property. The reservation fee is in addition to the purchase price. The bidder then has 28 days to exchange legally binding contracts and a further 28 day to complete. All bids are to go through the auction site.





THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

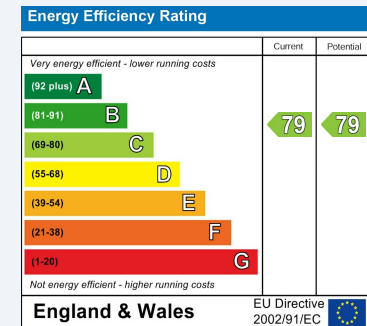
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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