



**HUNTERS**<sup>®</sup>  
BRADFORD



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## Upper Millergate - REF TN, Town Centre, Bradford, West Yorkshire, BD1 1SX

- FOR SALE VIA THE MODERN METHOD OF AUCTION
- MONTHLY RENTAL INCOME OF £600 PCM
- OPEN PLAN LOUNGE / KITCHEN
- LEASEHOLD TERM 115 YEARS FROM AND INCLUDING 1 JANUARY 2012
- ANNUAL SERVICE CHARGE £4289.36
- INVESTMENT PROPERTY
- TWO BEDROOM CITY CENTRE APARTMENT
- THREE PIECE BATHROOM
- ANNUAL GROUND RENT £300
- COUNCIL TAX BAND A - EPC RATING GRADE C

**Starting Bid - Guide Price £30,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Upper Millergate - REF TN, Town Centre, Bradford, West Yorkshire, BD1 1SX

HUNTERS BRADFORD PRESENTS - UPPER MILLGATE - BRADFORD - BD1

FOR SALE BY THE MODERN METHOD OF AUCTION - A NON REFUNDABLE RESERVATION FEE MUST BE PAID TO SECURE THE PROPERTY IF A BID IS ACCEPTED

AUCTION CLOSES 20th September 2024 at 11am - All bids are to go through the auction site

Welcome to Upper Millergate, Bradford - a vibrant city centre location perfect for those looking for an investment opportunity! This two-bedroom apartment is up for sale via the modern method of auction, making it an exciting prospect for potential buyers.

With a monthly rental income of £600, this apartment presents a fantastic opportunity for investors looking to expand their portfolio.

The apartment boasts two bedrooms, offering ample space for a small family, a couple,. The property features an open plan lounge / kitchen, and a modern three-piece bathroom.

In terms of practicalities, the leasehold term extends for 115 years from 1 January 2012, providing long-term security for the new owner. The annual ground rent is a reasonable £300, and the annual service charge is £4289.36..

Situated in Council Tax Band A and boasting an EPC rating of Grade C, this apartment offers not only a comfortable living space but also a sound investment in a bustling city centre location.

Don't miss out on the chance to own this gem in the heart of Bradford - book a viewing today and envision the endless possibilities this property has to offer!

## IMPORTANT

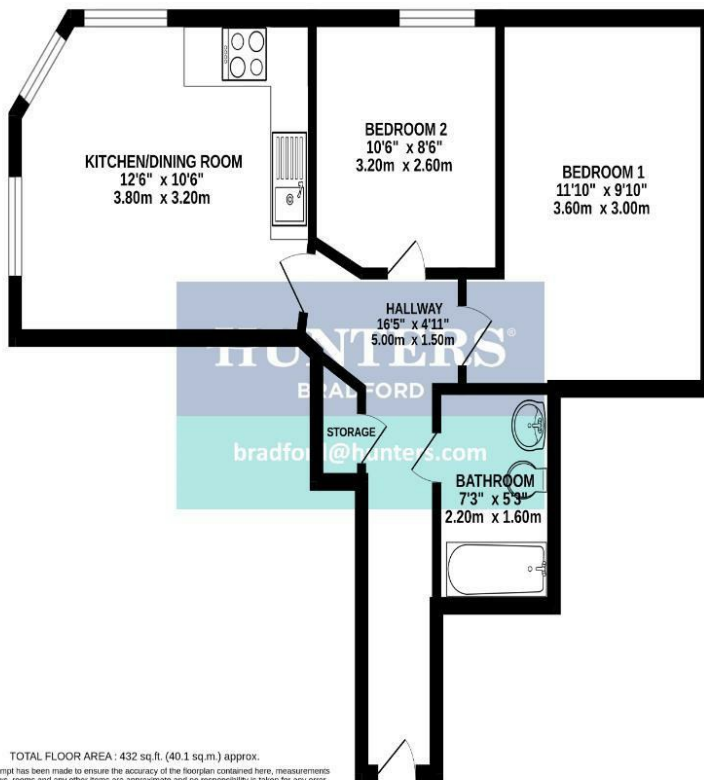
This property is for sale by the 'Modern Method of Auction'. The successful bidder is required to pay a non-refundable reservation fee of £6,000. Any successful bidder will pay this to secure the property. The reservation fee is in addition to the purchase price. The bidder then has 28 days to exchange legally binding contracts and a further 28 day to complete. All bids are to go through the auction site.











TOTAL FLOOR AREA : 432 sq.ft. (40.1 sq.m.) approx.  
 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 by any prospective purchaser. 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

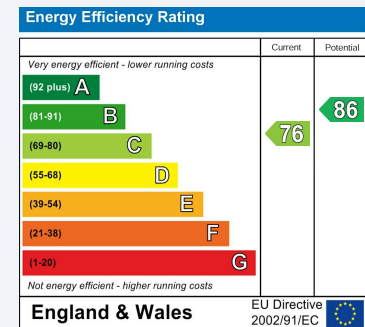
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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