



Cheapside Chambers, Manor Row - REF SR, Bradford, West Yorkshire, BD1 4HP

- ONE BEDROOM APARTMENT
- CURRENTLY LET AT £475 PER MONTH UNTIL 16/04/2025
- SHOWER ROOM
- INTERCOM ENTRANCE

- COUNCIL TAX BAND A

- FOR SALE VIA THE MODERN METHOD OF AUCTION
- INVESTOR LANDLORDS
- ONE DOUBLE BEDROOM
- TOWN CENTRE LOCATION, CLOSE TO THE LOCAL TRAIN STATION
- EPC RATING C

Tenure: Leasehold

Guide Price £26,000



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HUNTERS BRADFORD PRESENTS - CHEAPSIDE CHAMBERS

A ONE BEDROOM APARTMENT IN BRADOFRD TOWN CENTRE, LOCATED ON THE GROUND FLOOR , CLOSE TO THE WESTFIELD BROADWAY CENTRE. LEASEHOLD PROPERTY, COUNCIL TAX BAND A, EPC RATING GRADE C

FOR SALE VIA THE MODERN METHOD OF AUCTION - BUYER FEES APPLY

The online auction closes 6/12/2024 at 11am , bids can be accepted at anytime prior to the auction finishing.

Tenanted until 16/04/2025 @ £475 Per Month

Briefly comprising of Open-Plan Lounge/Kitchen, Double Bedroom and shower room.

Leasehold - 299 years from 07/04/2016 - Expires 04/04/2315

Service Charge £550 per annum

Ground rent £250 per annum

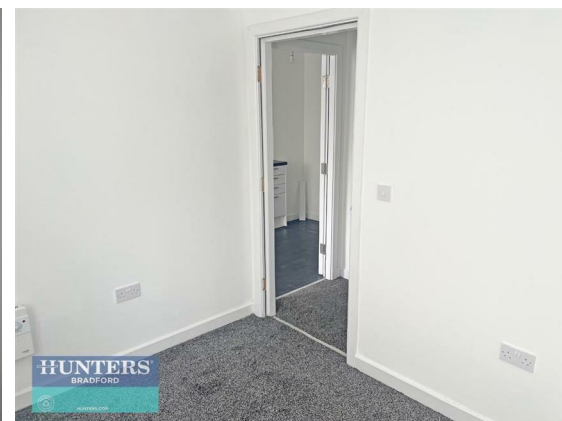
Ground Rent and Service charge as advised by vendor, this will need to be confirmed by your solicitor

Bradford Interchange and Forster Square Retail Park are within the Area, making Transport Links and Shopping more convenient. As well as the Gym, Cinema, Bowling and Restaurants.

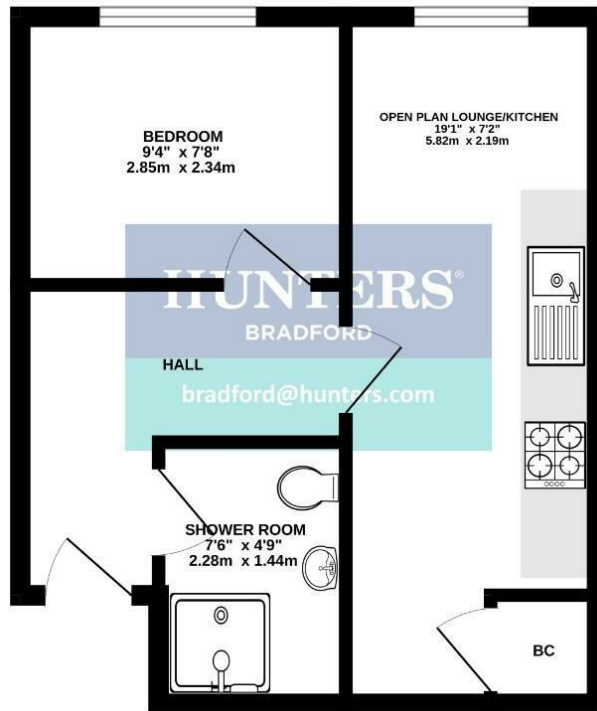
IMPORTANT

The property is currently tenanted with an income, all service charge and grounds have been given to us by the owner and will need to be verified by Solicitors on Sale Agreed:

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.



GROUND 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 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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Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email:
bradford@hunters.com <https://www.hunters.com>



Council Tax: A

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	80	85			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

