

## Ascot Parade, Bradford, West Yorkshire, BD7 4NJ

- INVESTORS / FIRST TIME BUYER OPPORTUNITY
- THREE PIECE BATHROOM
- PRIVATE GROUND FLOOR ENTRANCE TO FIRST FLOOR
- ALLOCATED PARKING SPACE
- EPC RATING GRADE D
- ONE BEDROOM FIRST FLOOR FLAT OVER TWO FLOORS
- DOUBLE BEDROOM WITH STORAGE
- FRONT GARDEN
- COUNCIL TAX BAND A

**Guide Price £40,000**



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HUNTERS BRADFORD PRESENTS - ASCOT PARADE - BD7

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

PLEASE NOTE THE AUCTION CAN CLOSE EARLY IF THE VENDOR AGREES TO A HIGH ENOUGH BID.

The auction closes 02/08/2024 at 11am, this is an online auction and bids can be placed at anytime.

INVESTORS / FIRST TIME BUYER OPPORTUNITY - ONE BEDROOM FIRST FLOOR FLAT OVER TWO FLOORS - THREE PIECE BATHROOM - DOUBLE BEDROOM WITH STORAGE - PRIVATE GROUND FLOOR ENTRANCE TO FIRST FLOOR - FRONT GARDEN - ALLOCATED PARKING SPACE - COUNCIL TAX BAND A - EPC RATING GRADE D

LEASEHOLD PROPERTY - TERM - 99 years from 1 January 1982

NO SERVICE CHARGE (As informed by the vendor)  
GROUND RENT £25 PER ANNUM

## GROUND FLOOR

Enter into the hallway, there is a double glazed window, electric heating and stairs to the first floor.

## FIRST FLOOR

Enter into the lounge, there is a double glazed window to the rear electric heating and access to the main bedroom, kitchen and bathroom.

The kitchen has both wall and base units, electric cooker, tiled splash back, plumbing for a washing machine and space for an under counter fridge freezer.

The bedroom is a double room to the front with a handy over the stairs storage cupboard.

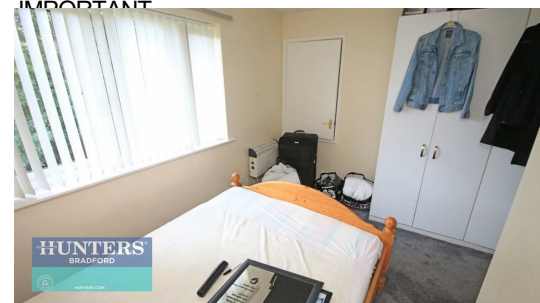
The bathroom is a three piece with bath, basin and WC.

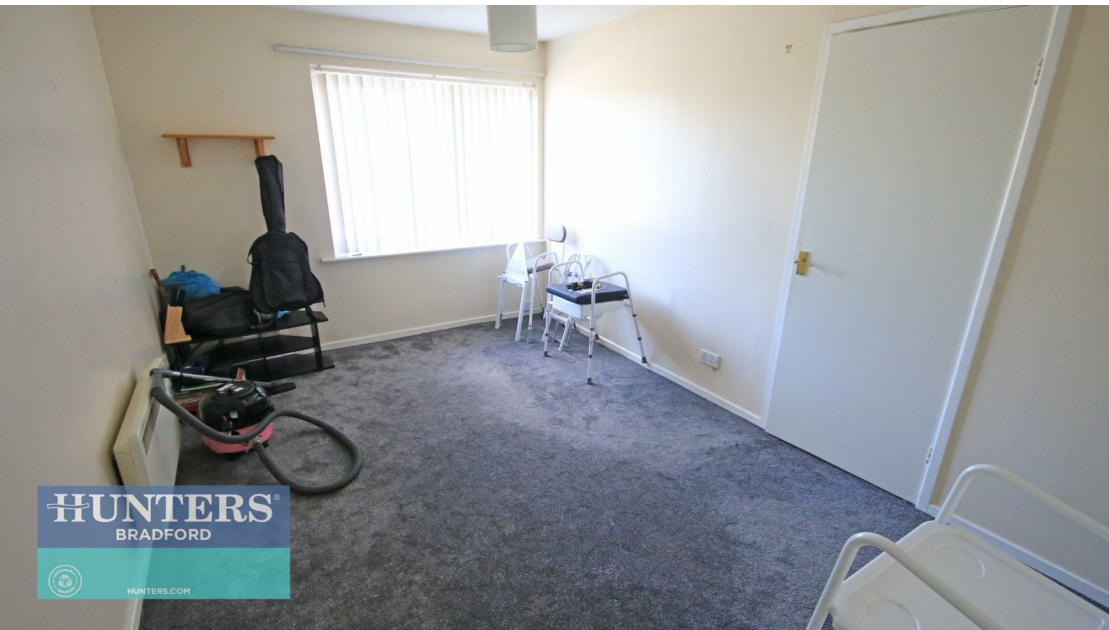
## EXTERNAL

To the front is a small lawn garden with parking provided by an allocated space.

PLEASE NOTE - Service charge and ground rent will need to be confirmed by a solicitor

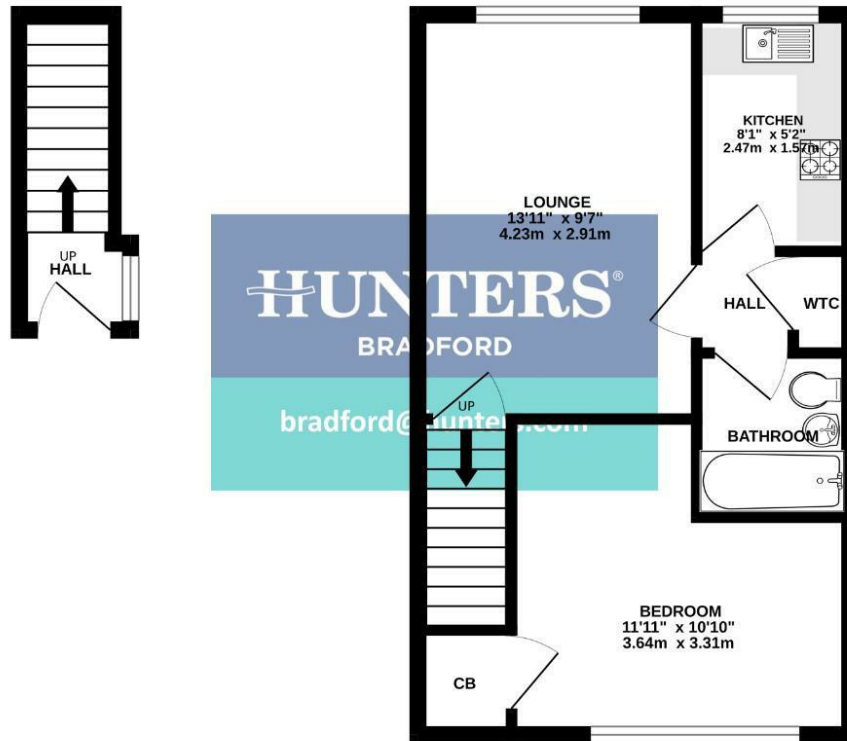
## IMPORTANT





GROUND FLOOR

FIRST 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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### Viewings

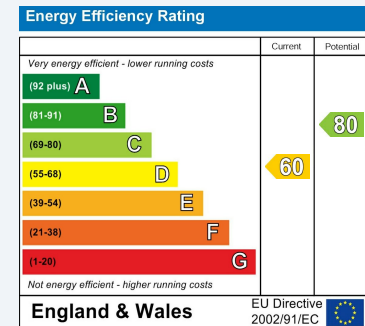
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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