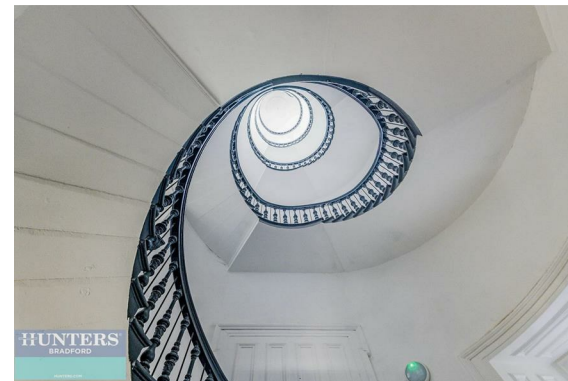




## Vicar Lane, Little Germany, Bradford, West Yorkshire, BD1 5BN

- ONE BEDROOM DUPLEX APARTMENT
- OPEN PLAN LOUNGE / KITCHEN
- FOR SALE VIA MODERN METHOD OF AUCTION
- JULIET BALCONY
- COUNCIL TAX BAND - A
- BEING SOLD WITH VACANT POSSESSION
- DOUBLE BEDROOM
- 6TH FLOOR WITH LIFT ACCESS
- CITY CENTRE LOCATION
- EPC RATING GRADE - D

**Guide Price £25,000**



# Vicar Lane, Bradford, West Yorkshire, BD1 5BN

## DESCRIPTION

Presenting a stunning one-bedroom duplex apartment, available for sale via Modern method of auction. This property is a rare find, offering an excellent balance of luxury and comfort in a convenient city location.

Leasehold - 250 years from 01/01/2016 - Expires 01/01/2266 - 241 Years remaining  
Annual Service charges £1810  
Annual Ground rent £312.79

24hr Online Auction Closes 31/01/2025

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

The flat comprises a generous open plan reception room with a Juliet balcony, perfect for entertaining or enjoying quiet nights in. The room's layout and design seamlessly blend to create a warm and inviting atmosphere. It is a versatile space that can be tailored to meet your unique needs and lifestyle.

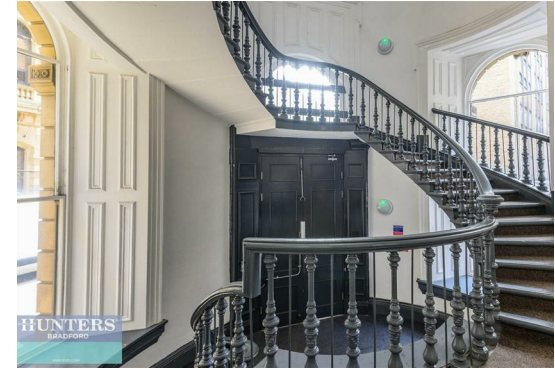
The apartment features a well-sized bedroom, offering enough space to create a tranquil retreat from the bustle of city life. The property includes a modern bathroom, to ensure maximum comfort and functionality.

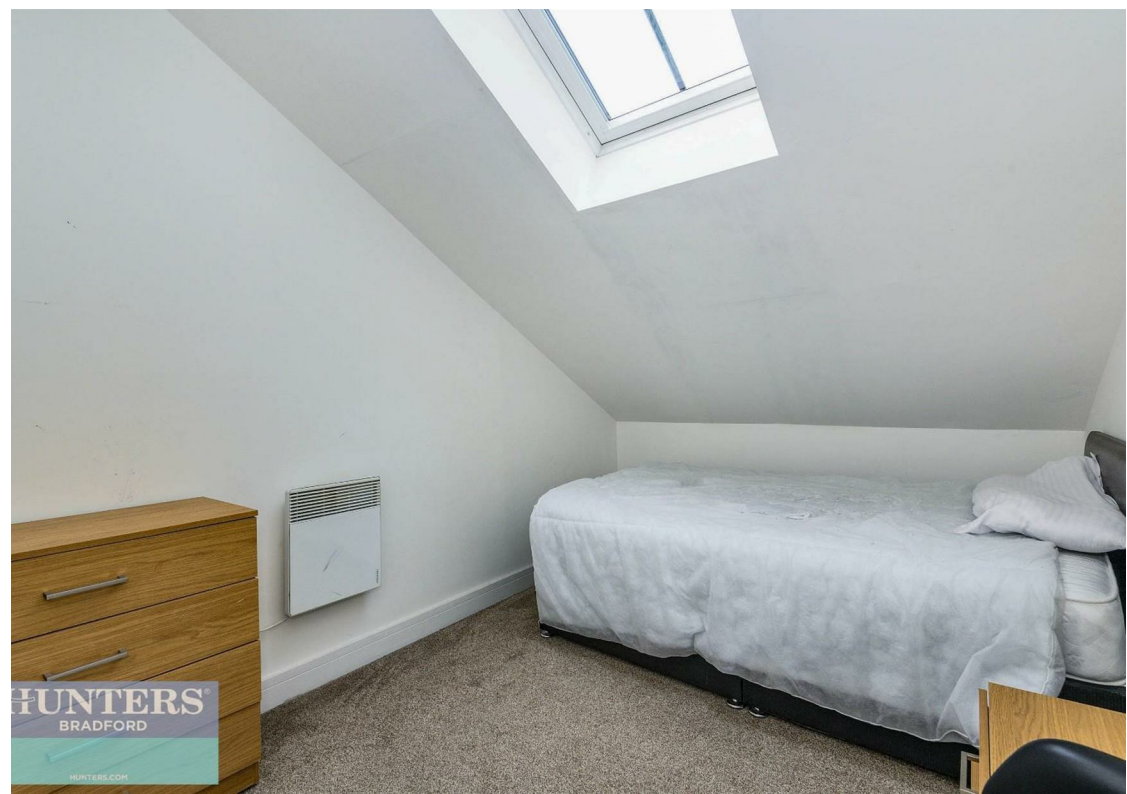
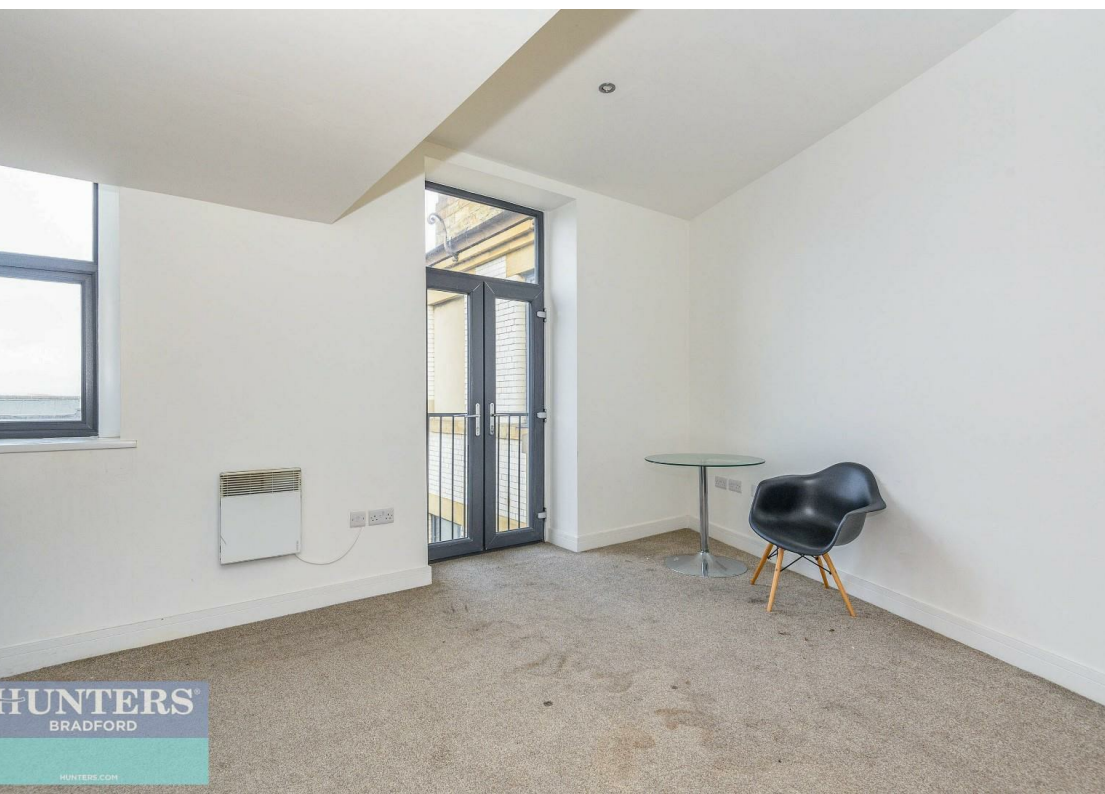
Located in a vibrant urban area of Little Germany, this property is surrounded by excellent public transport links, making it an ideal choice for commuters. Additionally, it is within proximity of various local amenities, offering the best of city living right at your doorstep.

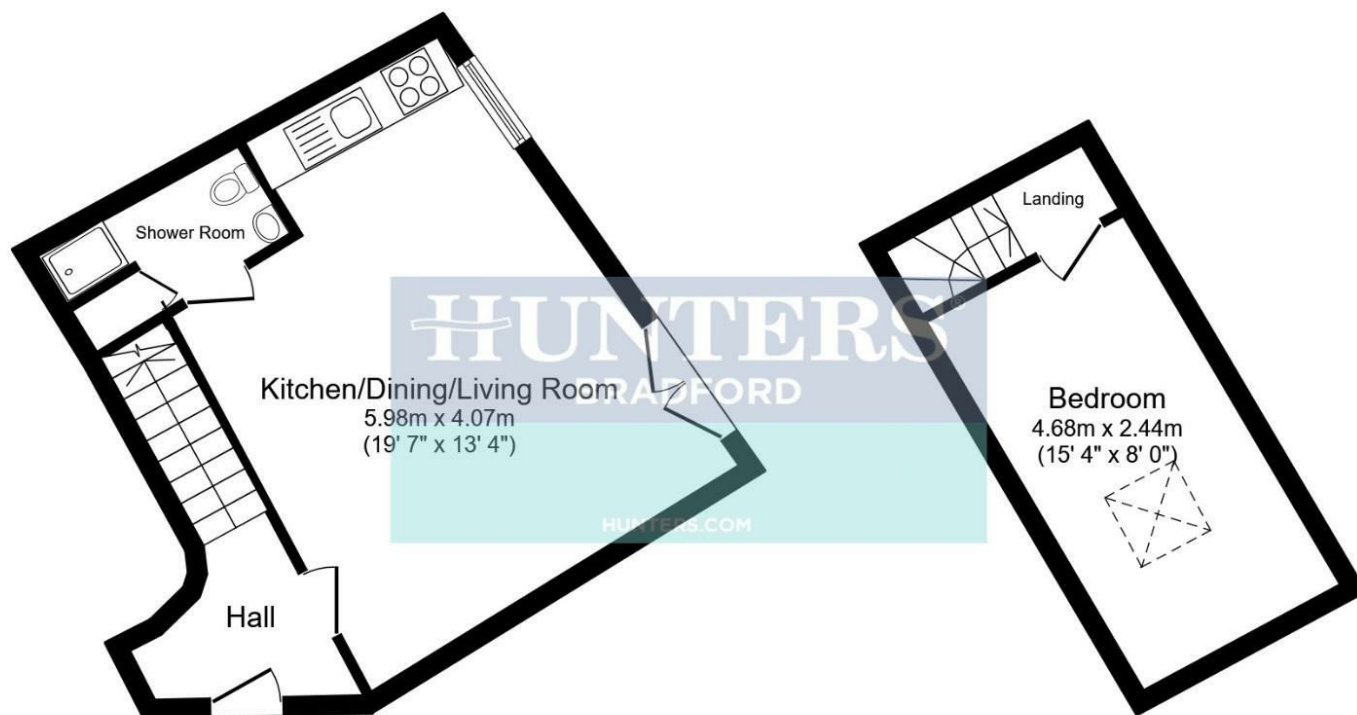
This flat offers a unique opportunity to acquire a property in a prime location, with the potential to transform it into a dream urban home or investment property. Don't miss out on the chance to view this impressive property and appreciate the potential it offers first hand.

### 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







**Ground Floor**

**First Floor**

Total floor area 45.5 m<sup>2</sup> (490 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

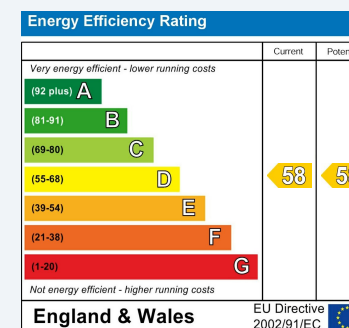
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.