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318 The Gatehaus Leeds Road Bradford, BD1 5BL

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY 10TH OF DECEMBER 2026 AT 12PM. ATTENTION INVESTORS/BUY TO LET LANDLORDS. EXCELLENT INVESTMENT OPPORTUNITY. ***GUIDE PRICE £30,000 - £40,000 *** This two bedroom, two bathroom apartment, located within The Gatehaus development in Bradford City Centre, would make a good addition to a portfolio. The property was generating an income of £9,000 per annum, which equates to a gross return of 30%, based on the current guide price.
EPC - C
Tenure- Leasehold
Council Tax- A

- **FOR SALE BY SHARPES, TRADITIONAL AUCTION - 10TH OF DECEMBER 2026**
- **LOCATED IN BRADFORD CITY CENTRE**
- **EPC-C, TENURE- LEASEHOLD, COUNCIL TAX A**
- **VACANT TWO BEDROOM, TWO BATHROOM APARTMENT**
- **DOUBLE GLAZING AND ELECTRIC HEATING**
- **CALL TO BOOK A VIEWING**

Auction Guide Price - £30,000

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Description
Within walking distance of Broadway Shopping Centre - TWO BEDROOM (MASTER EN-SUITE) APARTMENT forming part of this ever popular development. Within the highly regarded historic area of Little Germany of likely appeal to a variety of buyers, especially buy to let investors. Contact us to arrange your viewing.

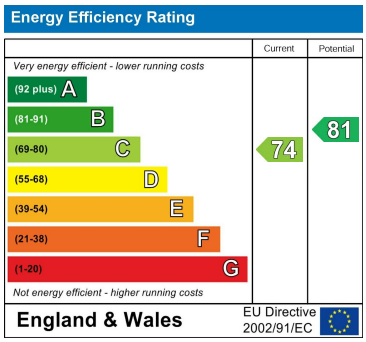
Secure Intercom Entry System -

Entrance Hallway - Closet housing water tank and plumbed for automatic washer

Open Plan Lounge/Kitchen - 4.01m x 4.06m both approx as irregular shape

Kitchen Area - Fitted kitchen including a range of modern wall and base units, Granite worktops with 1 1/2 bowl stainless steel sink unit. Integrated fridge freezer and dish washer. Tiled floor.

Bedroom One - 3.58m x 2.92m both approx as irregular shape



En-Suite Shower Room - Comprising of shower cubicle, w.c and wash basin

Bedroom Two - 3.58m x 2.62m both approx as irregular shape

Bathroom - 2.01m x 1.68m Three piece modern white suite

Solicitors
Eatons Solicitors
Ref - Yasser Shafi

Brochure Prepared
13/05/2026

Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003
Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details area accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.