



43 Cheapside

Bradford, BD1 4HP

Auction Guide £23,000



Nestled in the heart of Bradford, this charming two-bedroom apartment at 43 Cheapside offers a perfect blend of modern living and convenience. Situated on the first floor, the property boasts a generous living room that provides ample space for relaxation and entertaining. The integrated kitchen, conveniently located off the living room, is designed for both functionality and style, making it an ideal space for culinary enthusiasts.

The apartment features a contemporary family bathroom, ensuring comfort and practicality for its residents. With approximately 860 square feet of living space, this property is not only spacious but also presents an excellent investment opportunity for those looking to enter the property market.

The location is central, placing you within easy reach of local amenities, transport links, and the vibrant culture that Bradford has to offer. The property is sold via a modern method of auction, making the purchasing process straightforward and accessible.

With an EPC grade of C and a council tax band of A, this apartment is not only appealing in terms of space and location but also offers energy efficiency and affordability in terms of council tax. Whether you are a first-time buyer, a small family, or an investor, this apartment is a must-see. Embrace the opportunity to make this delightful space your new home or investment.



Entrance

Hallway

Bedroom Two 7'5" x 13'0" (2.27 x 3.97)

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Toilet 6'6" x 5'2" (1.99 x 1.58)

Living Room 21'3" x 17'3" (6.49 x 5.27)

Kitchen 6'7" x 8'4" (2.01 x 2.55)

Disclaimer

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

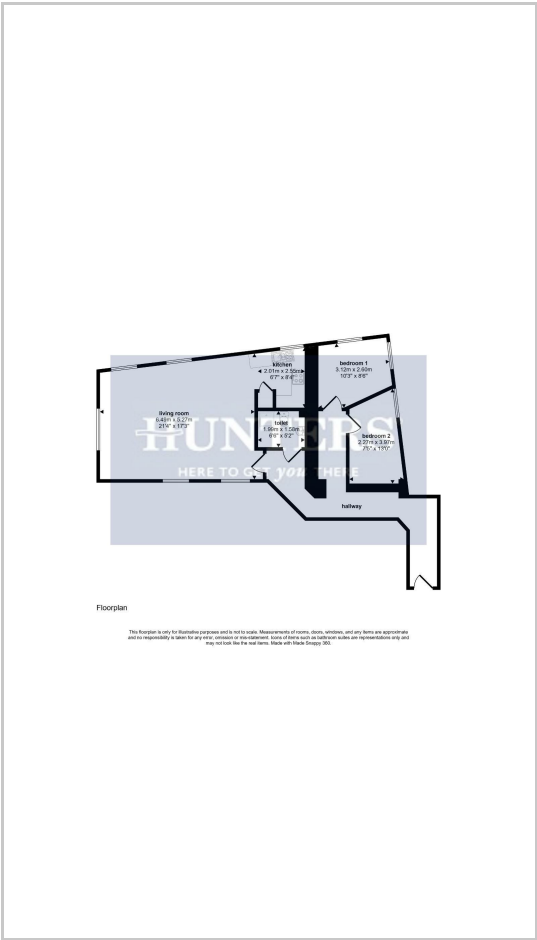
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

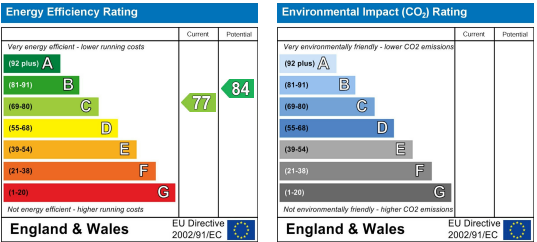
Area Map



Floor Plans



Energy Efficiency Graph



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.