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43 Cheapside

Bradford, BD1 4HP

Auction Guide £23,000



Nestled in the heart of Bradford, this charming basement apartment at 43 Cheapside offers a unique blend of modern living and convenience. With a generous living space of approximately 785 square feet, this property features one well-proportioned bedroom and an additional occasional room, perfect for guests or as a home office.

The open-plan kitchen is integrated seamlessly into the living area, creating a welcoming environment for both relaxation and entertaining. The modern family bathroom is designed with contemporary fixtures, ensuring comfort and style.

This apartment is ideally situated in a central location, providing easy access to local amenities, transport links, and the vibrant culture of Bradford. Whether you are a first-time buyer or an astute investor, this property presents an excellent opportunity to enter the market.

With an EPC grade of C and a council tax band of B, this apartment not only offers a comfortable living space but also represents a sound investment for the future. The property will be sold via the modern method of auction, making it an exciting prospect for those looking to secure a home in a bustling urban setting. Don't miss the chance to make this delightful apartment your own.



Entrance

Hallway 5'9" x 10'1" (1.77 x 3.09)

Bedroom One 6'4" x 10'0" (1.94 x 3.07)

Kitchen Lounge Diner 28'5" x 11'3" (8.67 x 3.45)

Bathroom 8'3" x 6'1" (2.52 x 1.87)

Bedroom Two 11'4" x 8'0" (3.47 x 2.45)

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.

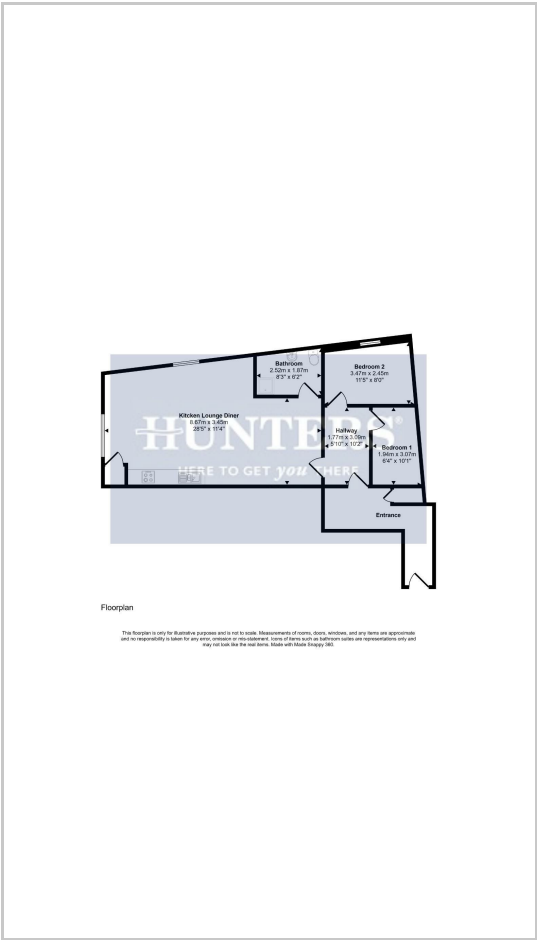
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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

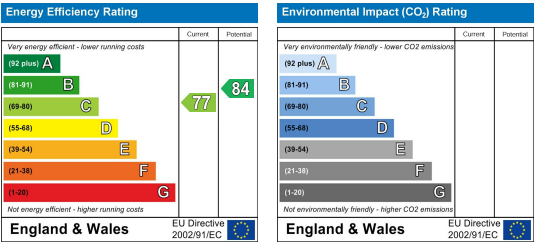
Area Map



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.