



## Sunbridge Road, Town Centre, Bradford, West Yorkshire, BD1

- ONE BEDROOM POD STYLE APARTMENT WITH ENSUITE SHOWER ROOM
- SHARED KITCHEN
- LOCATED CLOSE TO BRADFORD TOWN CENTRE
- SUITE THOSE LOOKING TO GROW OR START THIER PORTFOLIO
- FOR SALE VIA THE MODERN METHOD OF AUCTION

- TENANTED AT £450
- LIFT ACCESS
- GREAT INVESTMMENT OPPORTUNITY
- EPC EXEMPT
- RESERVATION FEES APPLY - PLEASE REQUEST

**Guide Price £15,000**



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## DESCRIPTION

FOR SALE VIA THE MODERN METHOD OF AUCTION

GUIDE PRICE £15,000 PLUS RESERVATION FEE of £4,000. THIS IS AN ONLINE 24HR A DAY AUCTION PROCESS - AUCTION CLOSES 25/07/2025 at 11am

Tenure: Leasehold, 112 years remaining  
Annual Ground Rent - £250.00  
Annual Service Charge - £2,160.00

\*\*\* CASH BUYERS & INVESTORS ONLY \*\*\*

The monthly rent is £450 as informed by the vendor

The accommodation comprises a bedroom/living space with a 3-piece shower room. There is also the use of the communal kitchen that is equipped with all white goods.

The property is located in Bradford city centre, close to a range of local amenities and shops. The University of Bradford is also within a 10-minute walk.

Viewing is highly recommended to appreciate the opportunity on offer

EPC EXEMPT  
COUNCIL TAX BAND A







## 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

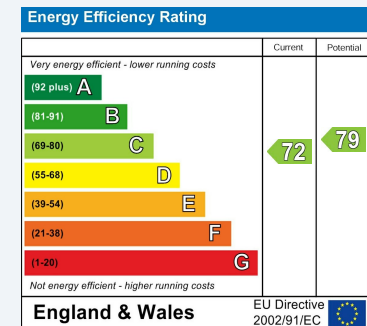
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.