



HUNTERS[®]

Sales ▪ Lettings ▪ Management

Crossdale Avenue, Bradford, West Yorkshire, BD6 2AS

- FIRST FLOOR ONE BEDROOM APARTMENT - AN IDEAL INVESTMENT OPPORTUNITY
- POPULAR RESIDENTIAL AREA
- AN OCCASSIONAL INNER ROOM
- GARDEN AREA
- EPC RATING GRADE E
- FOR SALE BY THE MODERN METHOD OF AUCTION - FEES APPLY
- RECEPTION ROOM WITH FIREPLACE
- THREE PIECE BATHROOM
- COUNCIL TAX BAND A

Guide Price £27,000

Crossdale Avenue, Bradford, West Yorkshire, BD6 2AS

FOR SALE VIA THE MODERN METHOD OF AUCTION

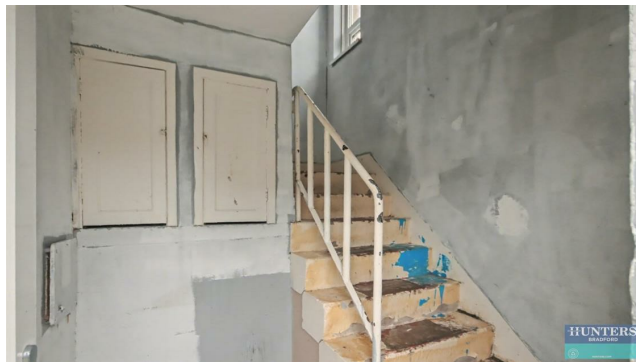
This first floor, one-bedroom apartment presents an investment opportunity or a project for a first-time buyer. Access to the property from the street is down the side path, to the rear, where the apartment entrance is located. Upon entering, stairs lead to the upper floor accommodation.

The property comprises of a living room, kitchen, an inner room which could have a variety of uses, an occasional room or an office. bedroom, and a bathroom. The living room, is painted in a neutral grey, features a white fire surround and a radiator. Natural light is provided by a PVC window.

The kitchen is fitted with white base and wall units, complemented by dark worktops and black tiled splashbacks. It includes a stainless steel sink with a mixer tap and provision for a cooker beneath an extractor hood. The flooring in the kitchen is partially tiled.

The apartment includes a bedroom and an inner room, featuring grey walls, a PVC window, and a radiator. The bathroom is a three-piece suite comprising a white panelled bath with mixer taps, a low-level WC, and a pedestal wash hand basin with a mixer tap. The walls are part-tiled with additional areas needing finishing, and the room benefits from wood-effect vinyl flooring.

Further internal amenities include an area which houses the property's boiler. The property requires general finishing throughout, offering the potential for personalisation. Externally, the property benefits from a garden area, primarily laid to lawn, enclosed by fencing. To the front, there is a paved pathway providing access.





Front Main
Ground Floor Entrance
Landing
Living Room
 8'11" x 13'5"
Kitchen
 9'3" x 6'5"



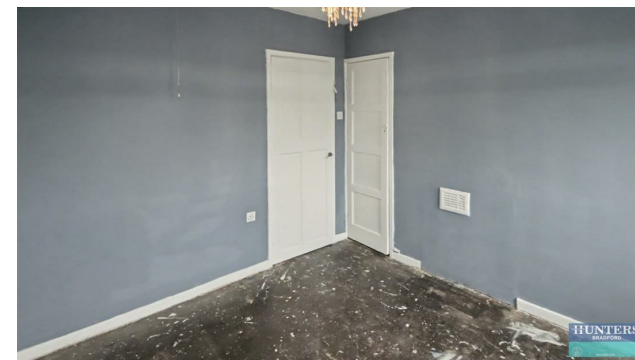
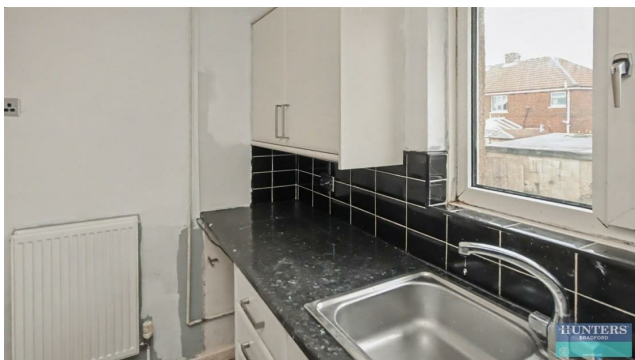
Bedroom 1
 10'3" x 10'3"
Study / Office / Occasional Room
 6'4" x 9'9"
Bathroom
 5'1" x 5'3"
EXTERNAL
Garden

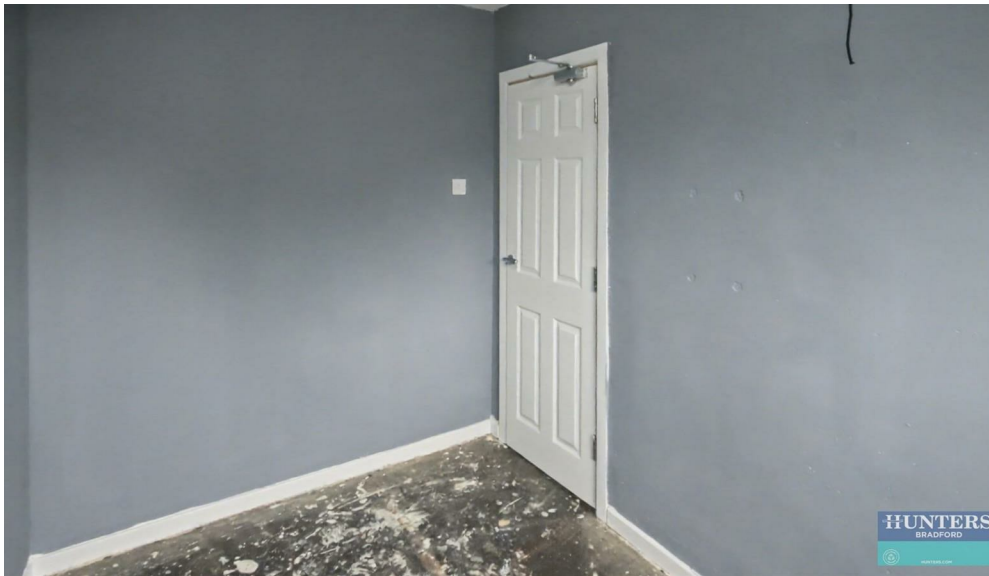


DISCLAIMER

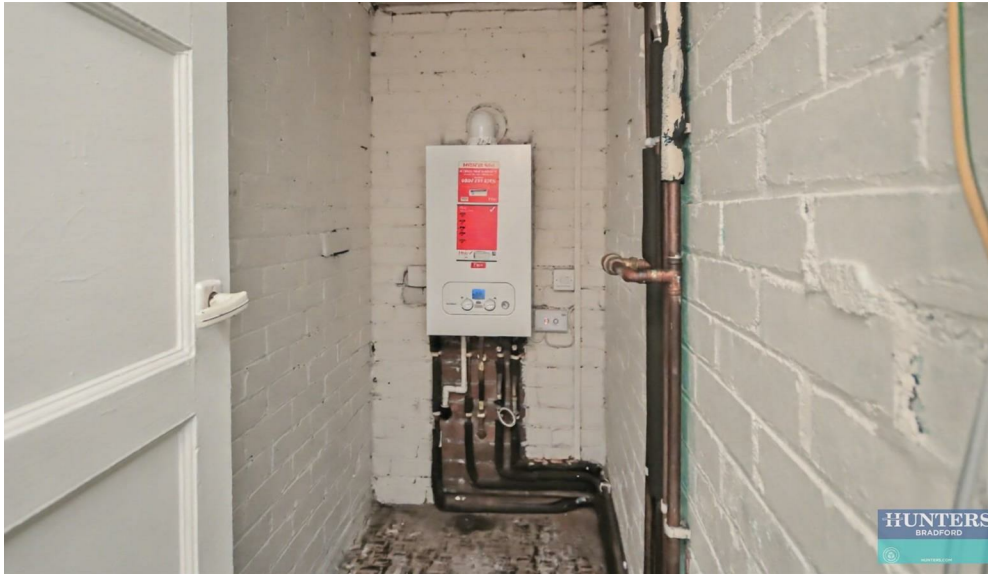
**This
 property is**

**for sale by
 the Modern
 Method of**





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. 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.



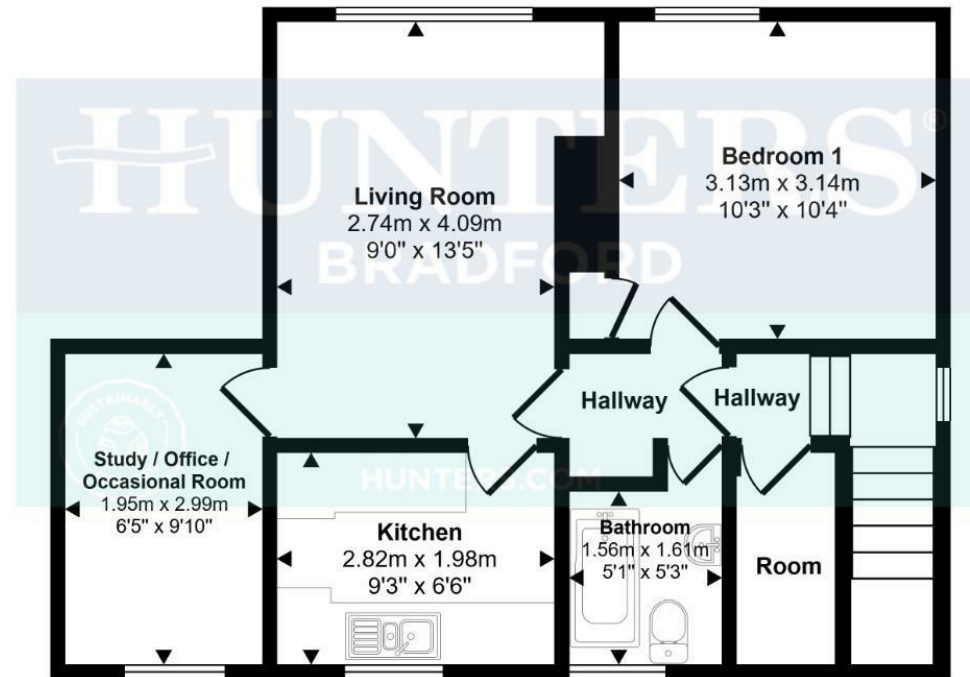
Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	54
(21-38) F	
(1-20) G	58
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
01274 393955 <https://www.hunters.com>

