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Mill Street(s)

Bradford, BD1 4AB

Guide Price £40,000



Being Sold Via Modern Method of Auction, buyer fees apply.

Presenting this two-bedroom duplex apartment on the third floor, located within a beautifully converted mill in the heart of the city centre. This exceptional apartment blends the charm of exposed brickwork and original wooden beams with modern design, offering the perfect combination of character and contemporary living.

Ground rent per annum £183.00
Service charge per annum £3,492.00

Designed for comfort and practicality, the apartment features an expansive open-plan reception room and kitchen, creating a versatile and sociable living environment. The kitchen is thoughtfully integrated, ideal for both everyday meals and entertaining guests. Flooded with natural light, the living space highlights the striking period features while still feeling fresh and inviting.



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FIRST FLOOR

Hallway

Living Room 15'6" x 15'3" (4.73 x 4.67)

Bedroom One 15'6" x 7'6" (4.74 x 2.29)

Family Bathroom 7'4" x 6'3" (2.25 x 1.93)

Second floor

Landing

Bedroom Two 18'10" x 7'3" (5.75 x 2.22)

Bedroom Two

Dressing Area 14'6" x 6'11" (4.44 x 2.13)

Shower Room 7'1" x 4'3" (2.18 x 1.30)

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.

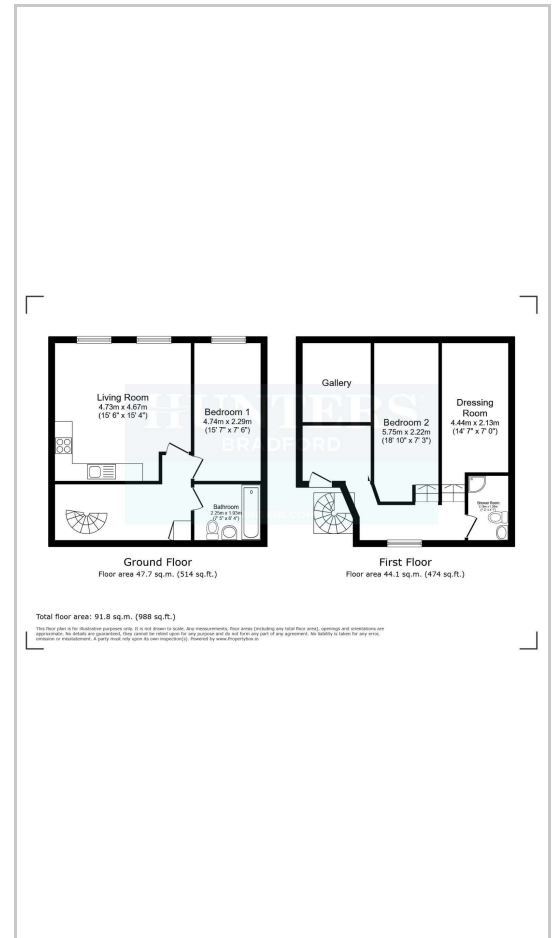
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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

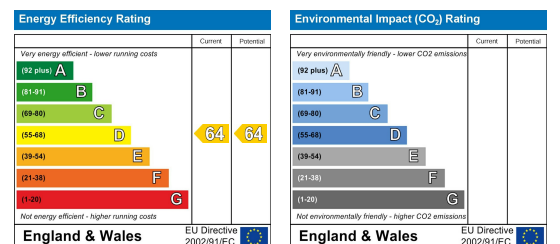
Area Map



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.

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