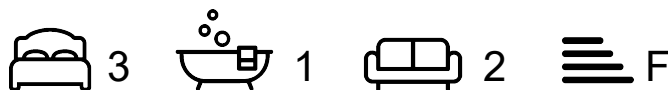




Tichborne Road

Bradford, BD5 8AU

Auction Guide £55,000



This three-bedroom terraced property in Bradford is offered for sale via the modern method of auction and is in need of full renovation. It presents a suitable opportunity for investors looking for a project to refurbish and add value.

The ground floor currently provides one reception room and one kitchen, with a bathroom and three bedrooms arranged over the upper levels. The property falls within Council Tax Band A.

Located in a residential area of Bradford, the property benefits from access to local amenities including convenience stores, supermarkets and services on nearby local high streets. A range of primary and secondary schools can be found within the wider BD5 area, making it a practical location for future occupants.

Public transport links are available via nearby bus routes connecting into Bradford city centre, where Bradford Interchange provides rail and bus connections to Leeds, Halifax and other West Yorkshire destinations. From Bradford Interchange, typical rail journey times to Leeds are around 20 minutes, with services onward to Manchester and beyond. Road links give access to the wider regional network, including routes towards



CELLAR
NO ACCESS

GROUND FLOOR

Kitchen 16'10" x 6'11" (5.14 x 2.13)

Lounge 12'6" x 15'6" (3.82 x 4.73)

Utility 4'7" x 12'11" (1.41 x 3.96)

FIRST FLOOR

Bedroom Three

Family Bathroom 4'11" x 12'2" (1.51 x 3.72)

Bedroom Two 7'4" x 14'7" (2.25 x 4.46)

SECOND FLOOR

Landing 2.48 x 2.67

Bedroom One 32'9" x 36'1" x 42'7" x 9'10" (10'11 x 13'3)

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.

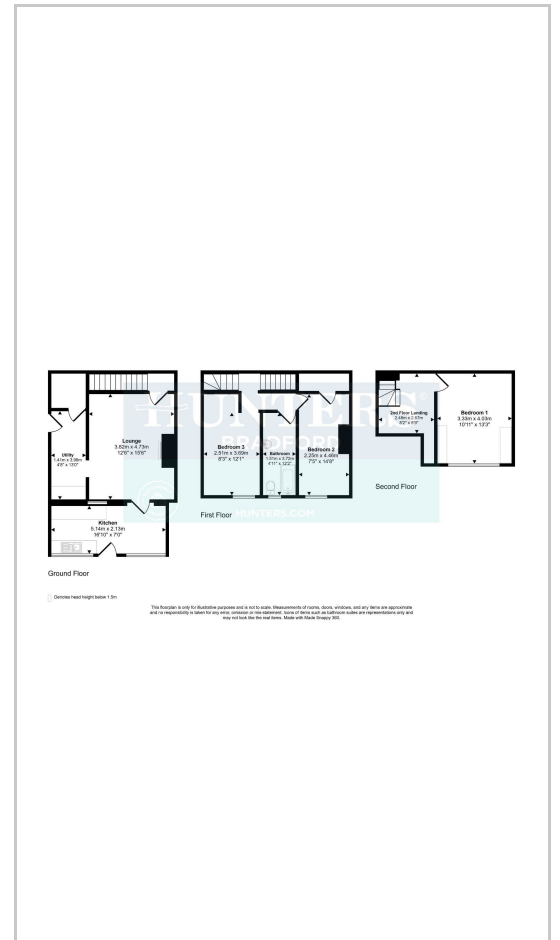
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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

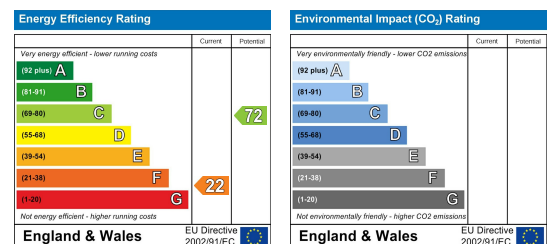
Area Map



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.