

Appleton Point - REF SR, Hamm Strasse, Bradford, West Yorkshire,

- FOR SALE VIA THE MODERN METHOD OF AUCTION
- IDEAL INVESTMENT FOR THOSE LOOKING TO ADD TO THEIR PORTFOLIO
- CLOSE TO LOCAL TRAIN AND BUS STATIONS
- POTENTIAL FOR £550 PCM, RENT WHEN IT RE-OPENS
- EPC RATING GRADE B
- ONE BEDROOM PURPOSE BUILT STUDIO APARTMENT
- TOWN CENTRE LOCATION
- POTENTIALLY DUE TO RE-OPEN 2025
- COUNCIL TAX BAND A

Guide Price £1,500

HUNTERS[®]
HERE TO GET *you* THERE

Appleton Point - REF SR, Hamm Strasse, Bradford, West Yorkshire, BD1 4NT

HUNTERS BRADFORD PRESENTS - APPLETON POINT - BD1

ONE BEDROOM STUDIO - SOLD AS SEEN FROM PHOTOS ONLY

FOR SALE BY THE MODERN METHOD OF AUCTION - A NON REFUNDABLE RESERVATION FEE MUST BE PAID TO SECURE THE PROPERTY IF A BID IS ACCEPTED

Auction closes Friday 18th October 2024 at 11am.

Leasehold Term 999 years from 01/01/2014 - 01/01/3013

Service charge approx. £1000

Ground Rent Approx. £314.16

Ground rent, Service Charges and Lease dates would need to be conformed by solicitors on sale agreed.

PLEASE NOTE THE AUCTION CAN CLOSE EARLY IF THE VENDOR AGREES TO A HIGH ENOUGH BID.

LOW RESERVATION FEE OF £2,000.

A prospect for those who want to add to their portfolio and are looking for an investment property. Studios here have previously been let out up to £500 PCM.

Appleton Point is a 160-bed student apartment building located within a mile of the University of Bradford and Bradford College.

The seller has informed us of the following :

- The building was closed in 2019 by WYFS due to cladding issues following the Grenfell Tower disaster.
- The building's cladding has since been replaced and a new fire strategy has recently been developed.
- This ground floor unit is unaffected for current works, but other repairs and renovations are required throughout the building, including redecoration.
- Reopening is expected in the second quarter of 2025.

Please note the property is being sold as seen from the pictures as no viewings are possible currently, due to works being completed on the building.

IMPORTANT

This property is for sale by the 'Modern Method of Auction'. The successful bidder is required to pay a non-refundable reservation fee of £2,000. Any successful bidder will pay this to secure the property. The reservation fee is in addition to the purchase price. The bidder then has 28 days to exchange legally binding contracts and a further 28 days to complete. All bids are to go through the auction site.





AWAITING FLOOR PLAN



Viewings

Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

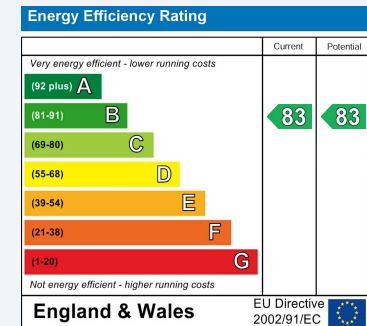
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford@hunters.com <https://www.hunters.com>

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.

