



14 Grantham Place Bradford, BD7 1RJ

FOR SALE BY SHARPES AUCTIONS, TRADITIONAL ONLINE AUCTION TO BE HELD ON THURSDAY THE 4TH OF JUNE 2026 AT 12PM. GUIDE PRICE; £149,000. Offered for sale is this Ideal investment property in a prime location in Bradford. The property is an HMO, with current tenants in place, with rental income currently at £17,400 per annum. Fully maintained, and contracted under a 5-year government scheme from July 2022.

Council Tax Banding - B

Tenure - Freehold

EPC - D

- FOR SALE BY SHARPES AUCTIONS, TO BE HELD ON THE 4TH OF JUNE 2026 AT 12PM.
- LICENSED HMO WITH SIX BEDROOMS AND SHARED DINING KITCHEN AND LOUNGE
- COUNCIL TAX BANDING - B, TENURE - FREEHOLD, EPC - D
- LARGER THAN AVERAGE THROUGH TERRACE PROPERTY
- CURRENT RENT £17,400 P/A
- VIEWING IS A MUST.

Auction Guide Price - £149,000

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Description

An ideal investment property in a prime location in Bradford. The property is an HMO, with current tenants in place, with rental income currently at £17,400 per annum with yearly rent reviews. Fully maintained, and contracted under a 5-year government scheme, by a well-known housing association. All bills and maintenance costs paid by the housing association. All the necessary licence works have been carried out and are all up to date. No further costs needed to upgrade the property. The home is set over 4 floors, the basement has a communal kitchen and lounge. The kitchen has double utility essentials and sinks so that can be used by more than one tenant at any given time. There are 2 bedrooms on each floor, with a bathroom/shower room located on the 1st and 2nd floor. Close to all required local amenities and fantastic transport links.

Lower Ground Floor

Kitchen 13' x 12'8" (3.96m x 3.86m)

Living Room 13'2" x 13' (4.01m x 3.96m)

Ground Floor

Entrance Hall

Bedroom One 9'7" x 12'9" (2.92m x 3.89m)

Bedroom Two 13'3" x 10'8" (4.04m x 3.25m)

First Floor

Landing

Bedroom Three 13'2" x 12'9" (4.01m x 3.89m)

Bedroom Four 11'2" x 8'4" (3.4m x 2.54m)

Bathroom 9'4" x 4'8" (2.84m x 1.42m)

Second Floor

Landing

Bedroom Five 11' x 13'2" (3.35m x 4.01m)

Bedroom Six 13'2" x 8'8" (4.01m x 2.64m)

Shower Room

Exterior

Yard/garden areas to the front and rear of the property.

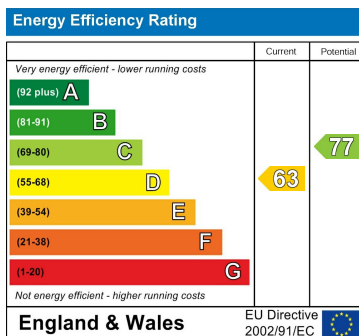
Solicitors

Maroof Razak

Pinnacle Solicitors

Brochure Prepared

15/5/25



Guide Price: An indication of the seller's current minimum acceptable price auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that provisional range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage it can be adjusted by the seller at any time by the seller at any time up to the day of the auction in light of the interest shown during the time that the guide price has been issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Reserve Price: The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the reserve and the guide price can be subject to change up to and including the day of the auction.

MONEY LAUNDERING REGULATIONS 2003

Indenting purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before traveling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from agents.