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Bradford
BD1 3PQ
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50 Grand Mill 132, Sunbridge Road
Bradford, BD1 2PF

FOR SALE BY SHARPES PROPERTY AUCTIONS, ONLINE TRADITIONAL AUCTION TO BE HELD ON THURSDAY 6TH OF MARCH 2025 AT 12PM. INVESTMENT OPPORTUNITY. An ideal investment opportunity to purchase a fourth floor en-suite pod style bedroom with a shared kitchen and living area. The property can achieve a high yield when let. A three piece shower room complements the bedroom. Electric heating and available with vacant possession. Situated close to both Bradford University and amenities & facilities within the city centre itself.

- **INVESTMENT OPPORTUNITY**
- **EPC-C, TENURE- LEASEHOLD, COUNCIL TAX A**
- **COMMUNAL KITCHEN FACILITY**
- **VACANT CITY CENTRE POD STYLE UNIT**
- **BEDROOM, ENSUITE**
- **CLOSE TO AMENITIES**

Auction Guide Price - £6,000

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Communal Entrance
Accessed via a keypad security system, the communal door leads into the hallway with a staircase to all floors.

Pod Accommodation

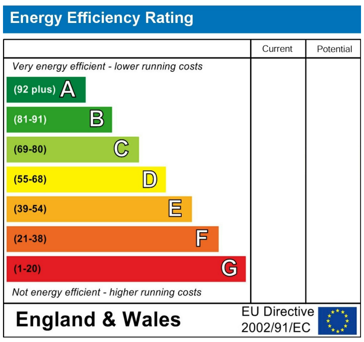
Bedroom
11'5" x 6'6"
With double glazed window, wall mounted electric heater, intercom.

Ensuite Shower Room
5'10" x 3'3"
Having a three piece suite comprising of shower, w.c and sink.

Communal Kitchen/Lounge
Incorporating a range of modern high gloss kitchen units.

Brochure Prepared
14/02/2025

Solicitor
Eatons Solicitors
Ref- Yasser Shafi



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.