



## **44 Minster Drive, Bradford, West Yorkshire, BD4 8UL**

For sale by Modern Method of Auction Starting Bid Price £49,000, plus Reservation Fee.

NO CHAIN: TOP FLOOR APARTMENT, situated on this ever popular development. Provides 1 BEDROOM. Located close to both Bradford and Leeds and been close to Pudsey Train Station. Further benefits include Central Heating & uPVC Double Glazing. Would make an ideal purchase for either owner occupier or buy to let landlord.

**Start bid-£49,000**

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**COMMUNAL ENTRANCE LOBBY** Stairs to 1st Floor.

### INTERNAL HALL

**LOUNGE 12'8" x 10'9" (3.86m x 3.28m)**

French doors to Juliette balcony area.

**DINING AREA 10' x 7'1" (3.05m x 2.16m)**

Archway to lounge.

**KITCHEN 8'7" x 7'6" (2.62m x 2.29m)**

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor.

**DOUBLE BEDROOM 11'3" x 10'7" (3.43m x 3.23m)**

**BATHROOM** 3 piece white bathroom suite with shower over the bath. 1/2 tiled walls.

**OUTSIDE** One designated parking space.

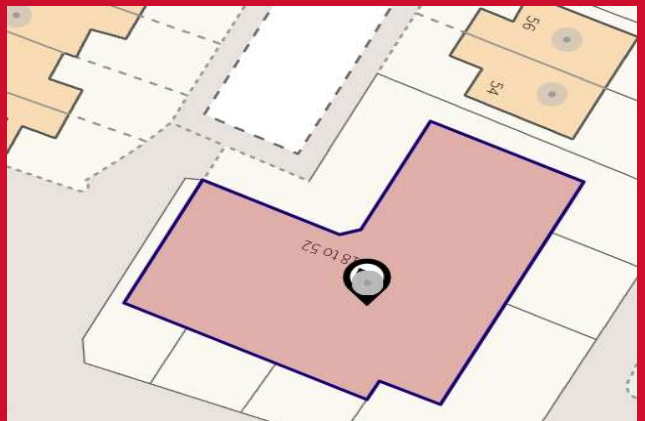
**LEASEHOLD INFORMATION** We are informed by our client the property is LEASEHOLD. 999 year lease from 1st January 2001 - 1st January 3000, ground rent £82.82 per annum, service/maintenance charge £743.72 per annum payable in 2 instalments.

**NOTE** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

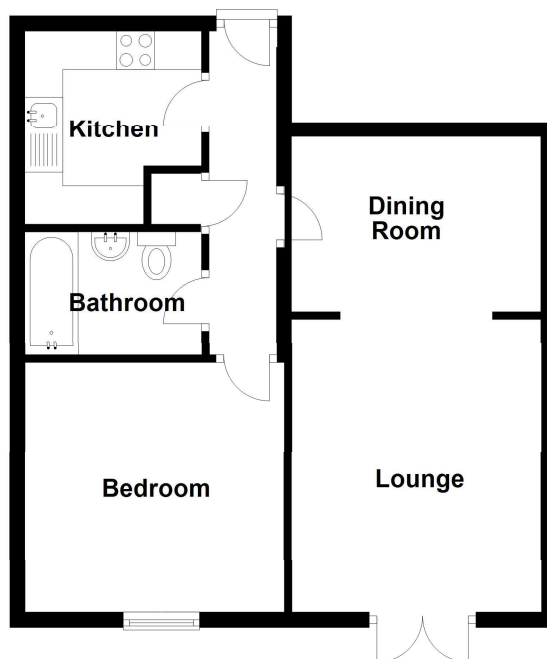
**AUCTION TERMS** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.






## Ground Floor



Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

**44 Minster Drive**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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