






### 36 Hanover Square, Off Manningham Lane, Bradford, BD1 3BY

For sale by Modern Method of Auction Starting Bid Price £155,000 plus Reservation Fee.

Grade 2 listed inner terrace offering up to FIVE BEDROOM accommodation with THREE BATH / SHOWER ROOMS. Forming part of this historic formal square off Manningham Lane, within walking distance of the City Centre. A good size family home or shrewd investment opportunity... Contact Robert Watts to arrange YOUR VIEWING today.

**Starting Bid £155,000**

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# 36 Hanover Square, Off Manningham Lane, Bradford, BD1 3BY

**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.

## **COUNCIL TAX Bradford**

Band B

## **TENURE Freehold**

**FLYING FREEHOLD** Please be aware an element of this property is classed as flying freehold, please check with your legal representative or mortgage broker the implications of this

**GRADE 2** Some aspects of this property may be non-compliant with Grade 2 listing restrictions - please check with your legal representative

## **GROUND FLOOR**

**ENTRANCE HALL** Providing access to cellar

**RECEPTION ROOM / BEDROOM 14'7" x 13'8" (4.45m x 4.17m)**

## **FIRST FLOOR**

**RECEPTION ROOM 14'3" x 12'4" (4.34m x 3.76m)**

**KITCHEN 11'6" x 9'2" (3.5m x 2.8m)**

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine

**BEDROOM / RECEPTION ROOM 15'6" x 9'6" (4.72m x 2.9m)**

**BEDROOM 9'4" x 7'4" (2.84m x 2.24m)**

## **SECOND FLOOR**

**BEDROOM 16' x 14'1" (4.88m x 4.3m)**

**EN-SUITE BATHROOM** Three piece white suite

**BEDROOM 15'7" x 13'2" (4.75m x 4.01m)**

**EN-SUITE BATHROOM** Three piece white suite

**HOUSE BATHROOM** Three piece white suite

**OUTSIDE** Small garden to front - residents car park opposite

**VENDOR COMMENTS** Externally the property has a paved front garden which is low maintenance and benefits from on street parking and a carpark with ample space for residents parking. Building was rebuilt in 1990's to a modern standard. Major beams, structural support and all floorboards have been replaced for new in the 90s. This can be seen if carpets are lifted and this can also be seen in the loft.

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.







Total Area: 177.4 m<sup>2</sup> ... 1910 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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