



Flat 5, 26 North Park Road, Bradford, BD9 4NU

For sale by Modern Method of Auction Starting Bid Price £35,000 plus Reservation Fee.

1 bedroom second floor flat , forming part of this grand building and within the North Park Road conservation area, close to the Grade 2 listed Lister Park. The communal gardens and garage further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Starting Bid £35,000

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CONSERVATION AREA This property is within the boundary of the North Park Road conservation area

COUNCIL TAX Bradford

Band A

TENURE Leasehold

LEASEHOLD INFORMATION Our research shows a 999 year lease was granted on 1/7/2007. We are awaiting confirmation of any ground rent and service charges costs, however this information will be available within the auction legal pack once this is prepared and available to view.

AUCTIONEER COMMENTS 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.

COMMUNAL ENTRANCE HALL A spacious hallway with impressive staircase providing access to upper floors.

ENTRANCE HALL

LIVING ROOM 15'9" x 15' (4.8m x 4.57m)

BEDROOM 1 12'1" (3.68) plus robes x 10'1" (3.07)

Built in wardrobes, wash basin

SHOWER ROOM Shower cubicle, WC, wash basin

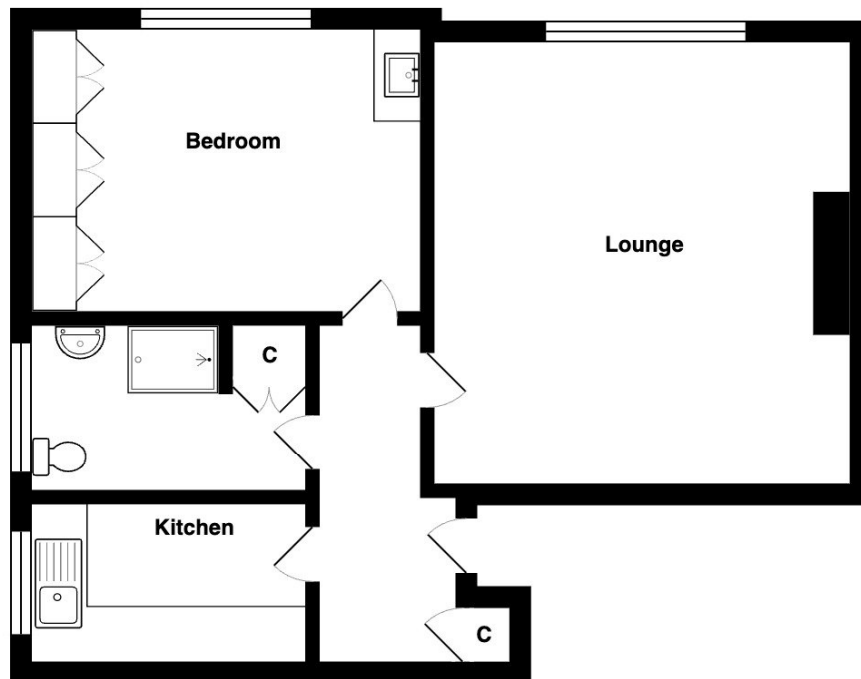
KITCHEN 9'9" x 5'6" (2.97m x 1.68m)

Selection of wall and base units, worktops, sink unit, built in oven, hob and extractor, integrated fridge, plumbed for washing machine

OUTSIDE Communal mature gardens, garage

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

Total Area: 54.0 m² ... 581 ft²

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 60 D |
| 39-54 | E | | |
| 21-38 | F | 36 F | |
| 1-20 | G | | |

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