



Girlington Road, Bradford, BD8

****Ideal for Investors**** ***For Sale by Modern Method Auction***

Your Choice estate agents are delighted to offer a First floor two bedroom apartment for to let in heart of Girlington. An internal viewings is highly recommended to appreciate the property and what it has to offer. The property sits within a residential location with local amenities, schools, BRI, and main route to the Bradford city centre; the property comprises of one reception room, open plan kitchen, family bathroom second floor 2 bedroom. Property also benefits from UPVC double glazing and gas central heating system

Guide Price
£85,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
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******Ideal for Investors**** ***For Sale by Modern Method**

Auction*** Your Choice estate agents are delighted to offer a 3 bedroom a front terrace house FOR SALE in heart of Gillingham. The property sits within a residential location with local amenities, schools, BRI, and main route to the Bradford city centre; the property comprises of one reception room with ensuite shower rented out separately to working resident, open plan dining/sitting kitchen, Three piece family shower room, second floor 2 bedroom and WC. Property also benefits from UPVC double glazing and gas central heating system.



Property for Sale

Property Comprises of:

Side Entrance

Entrance Via side wooden door, central heating radiator, fully laminated with stair case leading to the first floor & lower floor.



One Reception Rooms

reception room with on-suite with shower, rented out separately to working resident,

Basement

Basement as storage and a small window leading to front garden

First Floor

Dining Sitting Kitchen

With double glazed large window, central heating radiator, fully laminated with fireplace hanged on wall. Straight line fully fitted kitchen in walnut with integrated cooker and extractor hood.



Second Floor

2 Bedroom Flat

Full Double Glazing

Gas Central Heating

Close to School & BRI

Popular location close to transport links and local amenities

Garden

A good size garden to front garden

Rental Income

The property is currently rented out on Assured Shorthold tenancy to private tenants at the rental of £550 Per Calendar month for the first and second floor



Second Private tenant renting out the ground floor En-suite Room at the rent of £250-£300 Per Calendar month

Current Gross Rental Income in Circle of £10200 Pa

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Market Value based on Yield is £102,000-£110,000

Bills are shared by both tenants

EPC Rating C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2520-1905-5202-6419-1200>

Property sale price

The entire property is offered for sale for asking price of offer in the region of £89,950,000 to the agent only.

Directions

Please follow your satnav for better directions

Tenure; Free Hold

The property is believed to be freehold

For Sale by Modern Auction – T & C's apply

Disclaimer

For sale by Conditional Online Auction.

Terms

Auction Method:

The auction for this property will be conducted online through our online-bidding platform. This is a “Timed Auction”, so there are no other lots being sold alongside this property.

The time slot for the auction is displayed on Your Choice Auctions’ website. To view this, search for the property on their website. Then click onto the property to view the property details. The time remaining to bid and end date of the auction is displayed on the page.

You are required to undertake identity checks before you can be authorised to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed.

When you place your bid, you are deemed to have agreed to Your Choice Auctions’ Buyers Terms (England & Wales) which are available on Your Choice website.

Auction type - Conditional with Fixed Fee

If you are the highest bidder when the auction for the property comes to an end, you will enter into a reservation agreement with the seller. You must then pay the applicable reservation fee. You will then have 56 business days within which to exchange contracts and complete the sale, unless the Special Conditions of Sale contained within the Legal Pack specify a different time limit. If you fail to do so, you may lose your reservation fee. During the 56-business day reservation period, the seller



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DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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