

## Flat 11 Highgate Mill, Clayton Heights, Bradford, BD13 2SL

Auction Guide £20,000

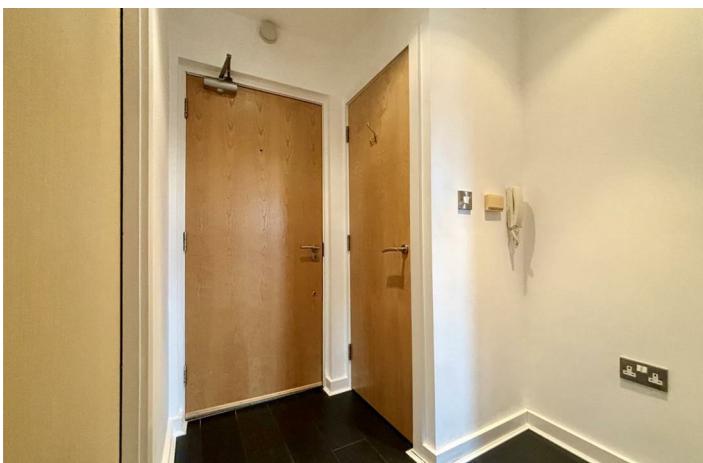
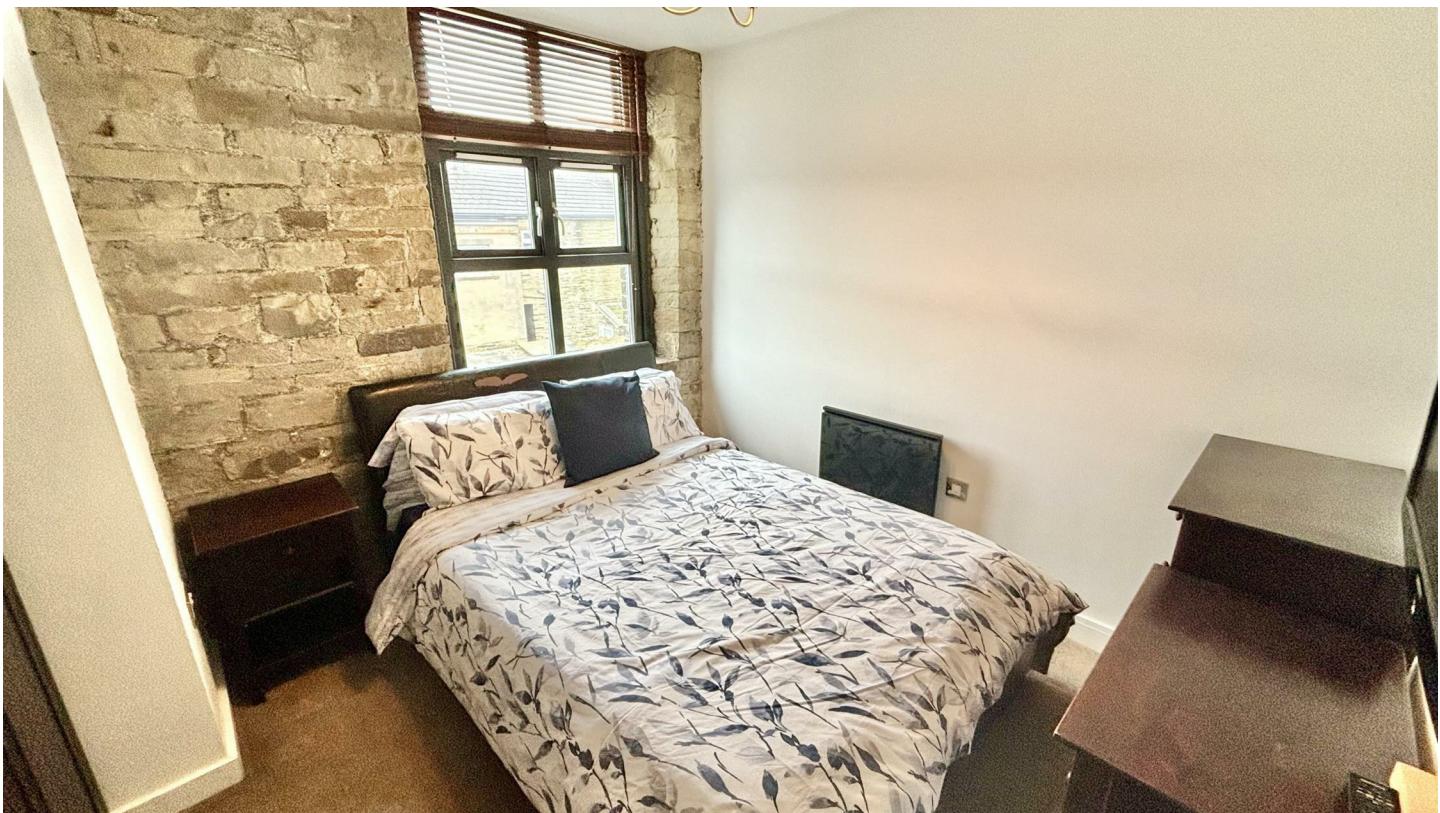
- ONE BEDROOM FIRST FLOOR APARTMENT
- SUBJECT TO RESERVE PRICE
- \*\* CHAIN FREE \*\*
- CLOSE TO LOCAL AMENITIES
- ELECTRIC HEATING
- FOR SALE BY MODERN AUCTION - T & C's APPLY
- BUYERS FEES APPLY
- OPEN PLAN LOUNGE AND KITCHEN
- CHARACTER FEATURES
- AN IDEAL LANDLORD INVESTMENT

# Flat 11 Highgate Mill, Bradford BD13 2SL

\*\* FOR SALE BY MODERN METHOD OF AUCTION \*\* ONE BEDROOM APARTMENT \*\*  
LEASEHOLD \*\* IDEAL BUY TO LET INVESTMENT OR FIRST TIME BUY \*\* CHAIN FREE \*\* This  
one bedroom first floor apartment at Clayton Heights is ideal for a single person or couple and is  
ready to move in to. Briefly comprising of a communal entrance hall, private inner hallway with  
doors off to the bathroom, bedroom and an open-plan lounge/kitchen. Situated close to bus routes  
into Bradford & Halifax and a short drive to local amenities. Early viewing is advised.



Council Tax Band: A



## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Communal Entrance

A communal entrance door and hallway at the rear of the building gives access to the stairwell and a lift.

## Entrance Hall

The front door leads into a hallway with doors off to all rooms and an airing cupboard.

## Lounge

14'2 x 12'0

An open plan lounge and kitchen with feature exposed stone walls and two windows to the side elevation and two to the front. There are two electric wall heaters and the kitchen area comprises of:

## Kitchen area

Fitted kitchen with a range of base and wall units and laminated working surfaces. Integrated appliances include an electric oven electric hob, extractor, washing machine, dishwasher and a fridge freezer.

## Bedroom One

10'3 x 8'9

Feature exposed stone wall, electric heater and a window to the front elevation.

## Bathroom

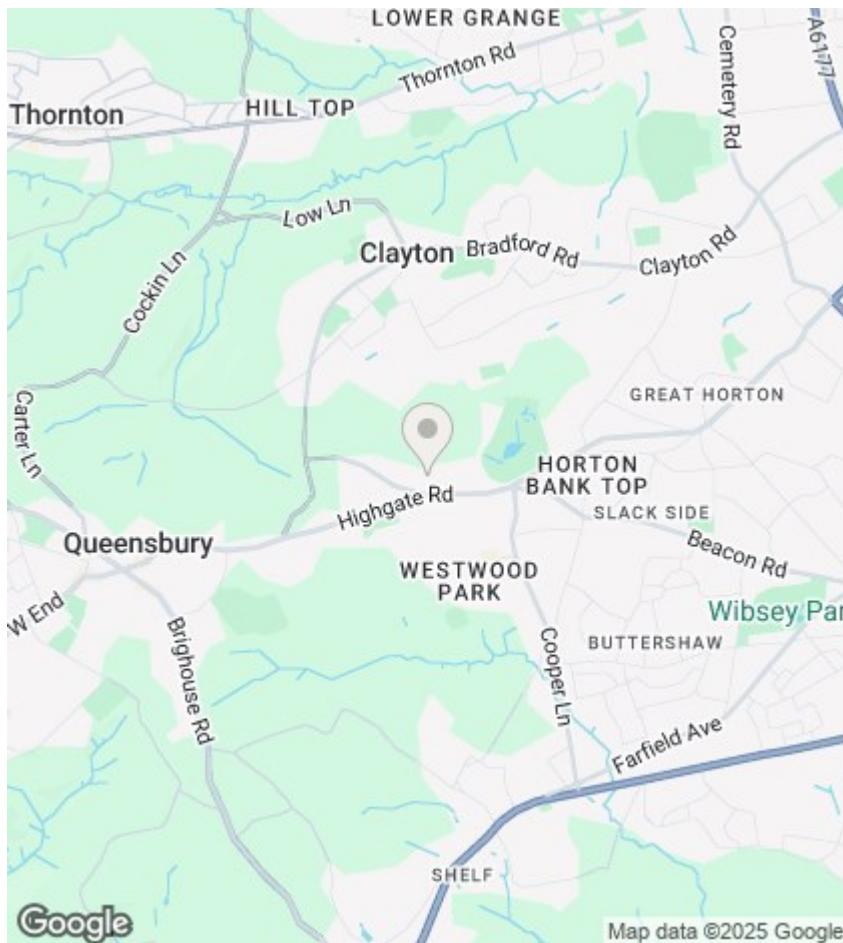
A modern white bathroom suite comprising of a panelled bath with a mains powered shower over,

pedestal washbasin and a low flush WC. Tiled floor, heated towel rail and a shaver point.

## External

There is allocated permitted parking within the carpark, permits can be obtained by the management company.

## EPC & floor plan to follow



## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	