



Guide Price: £22,000+

### Third-floor studio apartment

Apartment 23, 4 Hick Street  
Bradford  
BD1 5AW

### OVERVIEW

For sale by online auction, this third-floor studio apartment is offered with no upward chain. This property represents an excellent opportunity for both buy-to-let investors and owner-occupiers seeking a central city base.

The apartment is situated in a convenient location in the heart of Bradford, just a short walk from the Bradford Interchange. This provides exceptional access via train and bus routes to Leeds, Halifax, and the wider West Yorkshire region. For those travelling by car, the property is well-positioned for access to the M62 motorway network, connecting the city to the national road infrastructure.

Located within easy reach of Bradford's vibrant city centre, residents enjoy proximity to a vast array of local amenities. The Broadway Shopping Centre, along with numerous restaurants, cafes, and leisure facilities, are all nearby. The property is also ideally placed for the University of Bradford, making it an attractive location for both residential and student-focused investment use.

Bradford is a major city in West Yorkshire, ideally located between Manchester and Leeds.

## Lot No.3

Auction date: 8 & 9 April 2026

### Floor Area

Total approx. floor area: 37 m<sup>2</sup> / 398 ft<sup>2</sup>  
(Taken from EPC)

### Council Tax

Rated within council tax band A.

### EPC

This property is rated with EPC band D and expires on 28 January 2036. <https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2385-8590-2326-4855>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Long leasehold for a term of 998 years from and including 1st June 2005. The ground rent is £250.00 per annum until 31st May 2016. Subject to upwards only review every 10 years based on the Retail Price Index (RPI).

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### Buyers Premium

3% (min.£4,500) inc. VAT

### Deposit

10% deposit payable in addition to the Buyer's Premium

### FEATURES

- Online auction date 8 & 9 April 2026
- Studio apartment
- On-street parking
- Suitable for investors or owner occupiers
- Council tax band A
- Guide price £22,000+
- Good rental location
- Long leasehold 998 years - June 2005
- City centre location
- Current ground rent of £250 pa

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