



Leeds Road, Bradford BD1 5AF

welcome to

Leeds Road, Bradford

Perfect for commuters, this beautifully presented first-floor flat on Leeds Road (BD1) sits just outside Bradford city centre near excellent public transport links. The turn-key property features one bedroom, a fitted kitchen, and a modern bathroom.



Hallway

With access to front entrance door.

Lounge

14' 2" x 7' 8" (4.32m x 2.34m)

With window to the side. Open plan living into the kitchen.

Kitchen

12' 4" x 5' 5" (3.76m x 1.65m)

Fully fitted kitchen with a range of wall and base units. With open plan living into the lounge.

Bedroom

16' 9" x 8' 5" (5.11m x 2.57m)

With window to the side.

Bathroom

Fitted bathroom comprising of a panel bath, wash hand basin and W/C.



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Leeds Road, Bradford

- Prime location
- Excellent transport links
- One bedroom
- Fitted kitchen and bathroom
- £39,000

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2700.00

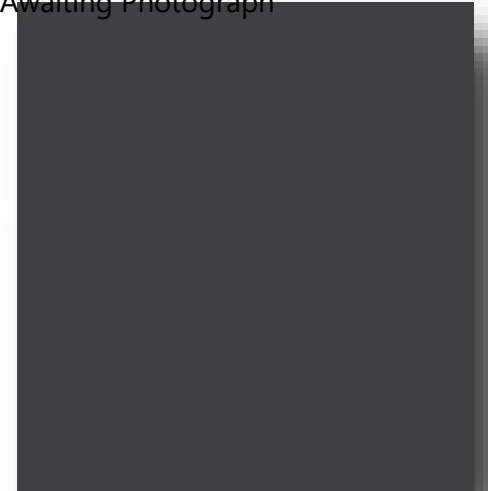
Ground Rent: 1.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£39,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF117087 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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