

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ling Park Avenue

Wilsden, Bradford, BD15 0NE

Asking Price £129,995



Offered to the market with no onward chain, is a beautifully presented two bedroom first floor apartment in Wilsden benefitting from a perfect blend of modern living and convenience. With two well-proportioned bedrooms, this property is ideal for couples, small families, or individuals seeking a comfortable home.

The apartment was renovated less than two years go with a new kitchen and bathroom. Comprising; entrance and stairway to the first floor, first floor landing with storage, a spacious lounge, modern kitchen with a range of wall and base units with work surfaces over, plumbing for an automatic washing machine and wall mounted electric heater, two bedrooms with bedroom one having a useful storage cupboard and the modern house bathroom completing the internal accommodation. To the front of the property is a low maintenance garden and allocated parking.

Wilsden Village offers a range of shops and amenities, recreational areas and well respected primary school. The location is also considered to be within daily commuting distance of many West Yorkshire business centres which include Keighley, Bingley, Bradford, Halifax and Leeds.

Additionally, the financial aspects of this apartment are particularly appealing, as it comes with a peppercorn ground rent and no service charge, allowing for a more manageable budget.



Lease Details

The lease started in 1984 and the leaseholder has since extended the lease to 189 years from the original starting date

Ground Rent - the apartment benefits from a peppercorn ground rent which is not payable or collected

Service Charge - there is no annual service charge

Gas

The property is currently fully electric but does have a gas supply which is currently capped off.

Note

Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

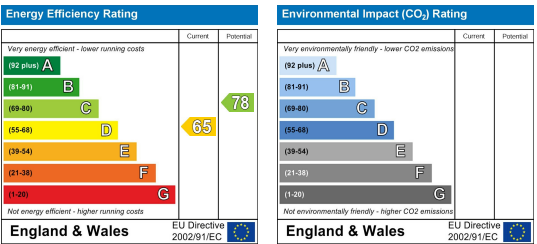
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.