









### welcome to

## **Old Clock Mill Court, Denholme Bradford**

Second floor apartment with two bedrooms, master bedroom having an en-suite. This property benefits from Juliet balcony and some views across the Moors





Holroyds are pleased to bring to the market this two bedroom, second floor apartment. Property briefly comprises of entrance hall, open plan living area, main bedroom with en-suite, additional bedroom and bathroom.

#### **Entrance**

#### **Entrance Hall**

# **Open Plan Living Area** 9' 6" x 24' 11" ( 2.90m x 7.59m )

### **Bedroom One**

18' x 8' 7" ( 5.49m x 2.62m )

#### **Ensuite**

#### **Bedroom Two**

8' x 9' 10" ( 2.44m x 3.00m )











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### **Old Clock Mill Court, Denholme Bradford**

- Purpose Build Apartment Block
- Two Bedrooms
- Open Plan Living Area
- No Onward Chain
- Master Bedroom with En-Suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £55,000







view this property online holroydsestateagents.co.uk/Property/BNG102459



Property Ref: BNG102459 - 0008 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.

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Please note the marker reflects the postcode not the actual property

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