



**43 Frizley Gardens, Bradford, West Yorkshire, BD9 4LZ**  
**Asking Price £95,000**

HAMILTON BOWER are pleased to offer FOR SALE this recently modernised top floor TWO BEDROOM APARTMENT with communal gardens and onsite parking. Well-presented throughout, with a new kitchen & bathroom, we expect this property to be popular with a range of prospective buyers. Comprising; entrance hall, two bedrooms, bathroom, lounge diner, kitchen, storage room and balcony. The property benefits from new central heating throughout, an electric fireplace and double glazing throughout. The property comes with the following charges - service charge £105 per month, including external maintenance, ground rent, buildings insurance (959 years remaining on the lease).

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

## INTERNAL

### Kitchen



New kitchen to the rear of the apartment with a view onto the balcony.

With new flooring, and range of matching units with complementary worktops and laminate flooring.

Appliances - american fridge/freezer, electric hob, washing machine, dishwasher, dryer, sink with drainer.

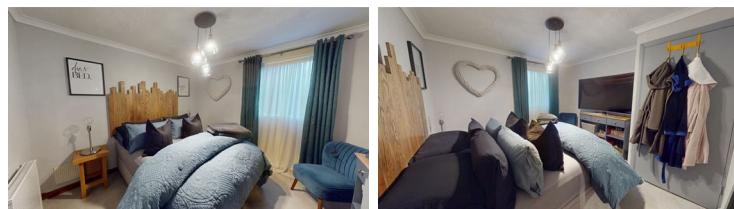
### Dining Lounge



Modernised dining lounge with a view to the side of the apartment, and access to the balcony.

With new carpets, wall-panelling and offering space for a suite and breakfast table.

### Bedroom



Good-sized primary double bedroom with a view to the front of the property.

With new carpets, and ample room for a large bed with side tables and dressing furniture.

### Bedroom



Second bedroom, a single room with a view to the front of the property.

Currently used as a dressing room, but with ideal use as a child's bedroom or home office.

### Bathroom



New bathroom to the centre of the apartment with tile-effect flooring and frosted window.

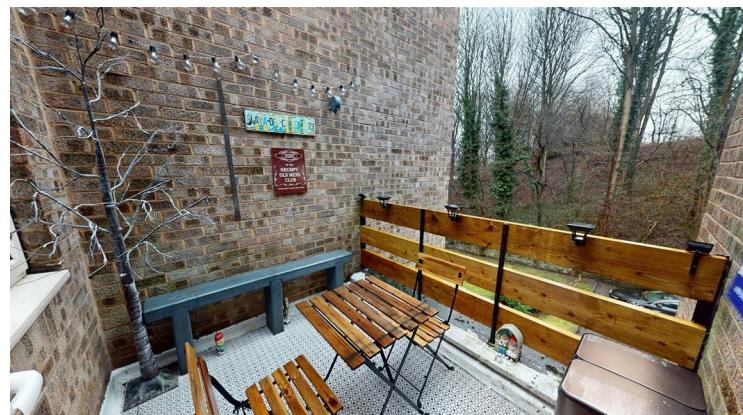
Fitted with a matching white three-piece suite - bath, wc, wash basin.

### Storage



Good-sized storage cupboard leading off the entrance hall, with lighting and ample room for clothes or storage space.

### Balcony



Balcony accessible from the dining lounge with a view to the rear of the property.

With new wood panelling, and offering room for outdoor seating.

## EXTERNAL



Parking available to the front of the property, with further visitors parking available on site.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	