



1 Hick Street, Bradford, West Yorkshire BD1 5AW
Asking Price £45,000

Locate is proud to present this luxury one bedroom apartment in the in the heart of the city.

An exceptional opportunity to purchase this investment opportunity. The development is located off Shipley Airedale Road in the Little Germany district of the City Centre with fantastic links via road and rail.

Specification is to the highest of standards, using contemporary design for the style conscious individual with an eye for detail.

Locate
The Property Experts

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Registered in England & Wales No. 5161728

ENTRANCE/VESTIBULE



Hardwood flooring
Electric heating

OPEN PLAN LOUNGE/KITCHEN



Open plan

Integrated hob, single fan oven and cooker extractor. Integrated dishwasher & fridge with icebox, sink with drainer and tiled surround.

Fitted carpet, vertical blinds dressed to the windows. Multimedia points and electric panel heater.

ANGLE TWO



Fitted carpet, vertical blinds dressed to the windows. Multimedia points and electric panel heater.

ANGLE THREE



Integrated hob, single fan oven and cooker extractor. Integrated dishwasher & fridge with icebox, sink with drainer and tiled surround.

BEDROOM



Fitted Carpets, Vertical blinds and electric panel heater.

BATHROOM




Three Piece bathroom suite with shower screen and tiled surround. Thermostatic mixer Shower; heated towel rail.

Service Charge Information

The Service charge is £1787.40 Per Annum with the Ground Rent £355.82 per annum. The remaining lease term is approximately 81 years.



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		
England & Wales <small>EU Directive 2002/91/EC</small> 		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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