



45 Hendford Drive, Bradford, BD3 0SE

This two bedroom ground floor flat is in need of a scheme of refurbishment, making it the perfect opportunity for someone looking to put their own stamp on a property. The flat features two bedrooms, a spacious living room, a kitchen, and a bathroom.

The property boasts a convenient location, close to local amenities and transport links, making it ideal for those looking for a convenient lifestyle. With some TLC and a creative eye, this flat has the potential to be transformed into a stunning modern home. Don't miss out on this fantastic opportunity to create your dream living space.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

- Ideal Investment Property
- Needs some modernisation
- 2 bedroom
- £50,000
- Separate lounge and kitchen

Locate

The Property Experts

Asking Price £50,000

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EXTERIOR

LIVINGROOM

13'10" x 14'4" (4.217 x 4.386)

KITCHEN

8'9" x 8'2" (2.672 x 2.5)

BEDROOM 1

14'2" x 9'11" (4.339 x 3.030)

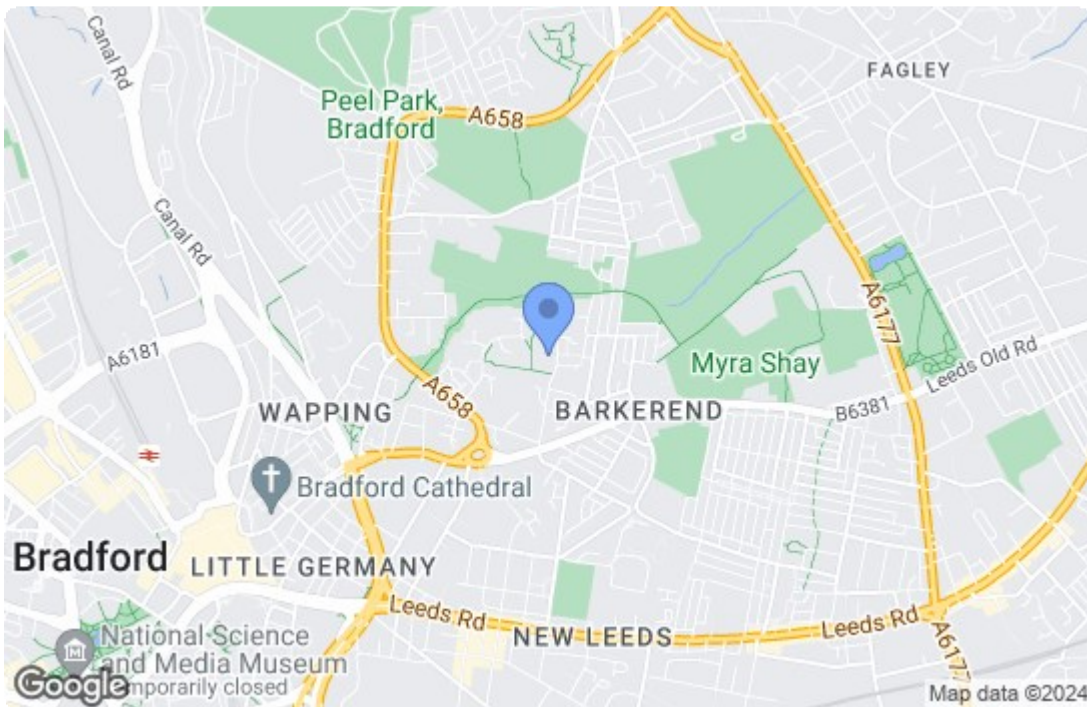
BEDROOM 2

11'6" x 6'7" (3.517 x 2.014)

BATHROOM







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		73	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	