

### Flat 3, 7 Stone Street, Bradford, BD1 4QL Offers In The Region Of £39,950

Nestled in the heart of Bradford on the charming Stone Street, this delightful ground floor flat offers a perfect blend of modern living and convenience. Spanning an area of 474 square feet, the property has been thoughtfully redecorated throughout, ensuring a fresh and inviting atmosphere for its new occupants.

The flat features a well-proportioned reception room, ideal for relaxation or entertaining guests. The bedroom is enhanced by a brand new carpet, providing a cosy and comfortable retreat. The bathroom is functional and well-maintained, catering to all your daily needs.

# Locate

The Property Experts

**Locate Properties UK LTD**

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**LIVING ROOM**



**BEDROOM**



**ANGLE TWO**



**BATHROOM**



**KITCHEN**

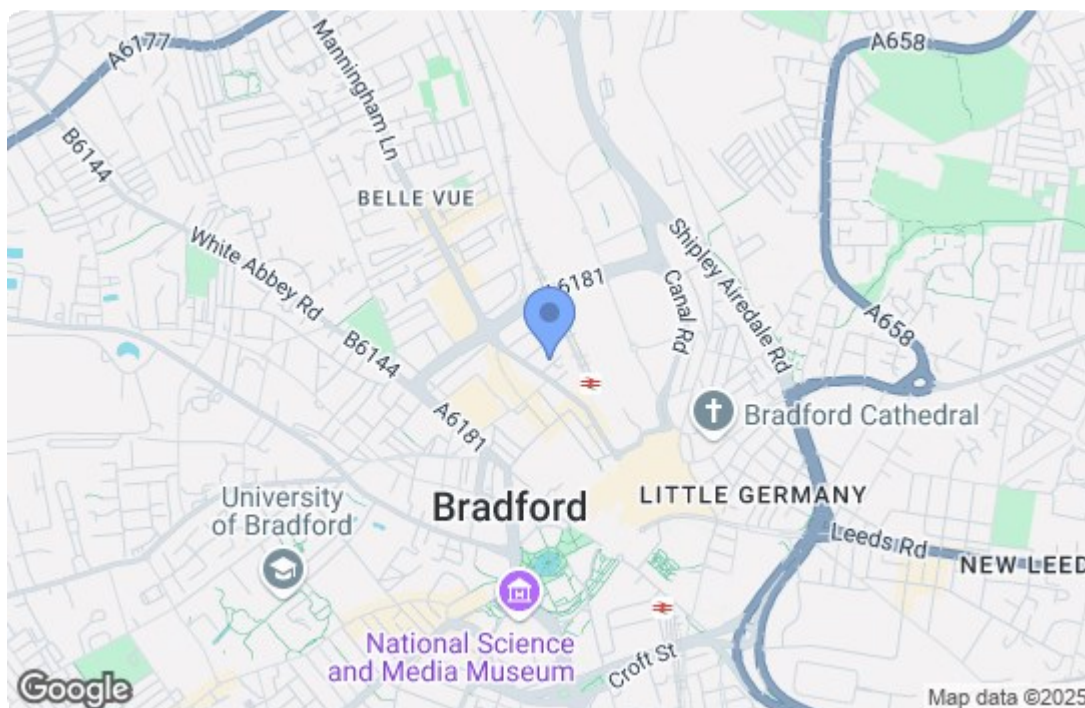


**HALLWAY / ENTRANCE**



**ANNUAL GROUND RENT: £500**  
**ANNUAL SERVICE CHARGE: £2,379.29**





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		
		67
England & Wales		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		
England & Wales		EU Directive 2002/91/EC