



Westwood Hall Peregrine Way, Bradford, West Yorkshire BD6 3YT

Offers In The Region Of £60,000

GREAT INVESTMENT OPPORTUNITY - CASH BUYERS ONLY

Locate are proud to present this spacious two double bedroom apartment. The property is situated in a private gated development off Peregrine Way. It comprises of two double bedrooms, a large open plan kitchen/reception room with Juliet balcony, modern bathroom, and access to communal gardens. The location of the property offers easy access to motorway network & surrounding area. Early viewing is strongly recommended to avoid disappointment.

This property is currently tenanted and is getting a rental income of £7800 per year

Locate

The Property Experts

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LOUNGE



BEDROOM TWO



KITCHEN



Contemporary Kitchen units and worktops. Stainless steel sink (one and a half bowl) with chromem monoblock Tap. Built under stainless steel single oven with minute minder, integrated pull-out extractor fan,integrated fridge freezer, 4 zone rotary control flushed ceramic hob. Stainless steel triangular energy-saving under cupboard lights. Plumbing for washing machine in Cylinder Cupboard.

MASTER BEDROOM



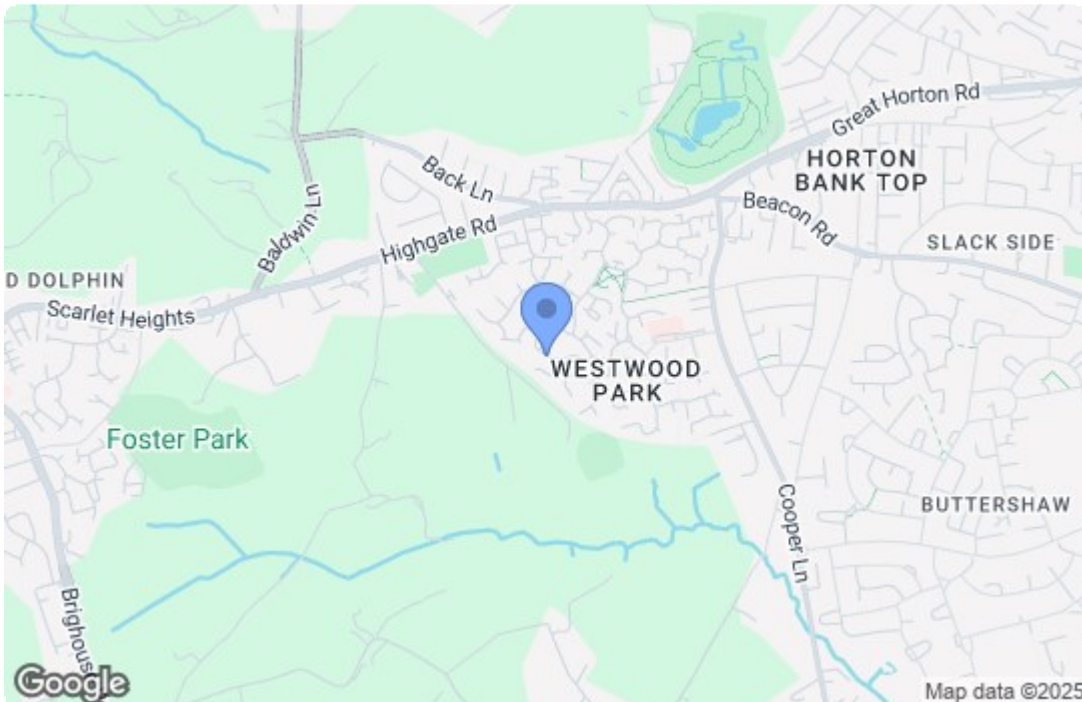
BATHROOM



Basin & pedestal with stylish chrome mixer tap & WC. Bath with chrome pop up waste & complimentary bath panel, chrome bath & shower mixer tap, stylish glass & chrome bath/shower screen. Stylish Ceramic tiles to wall and floor, including full height around the bath/shower area

LEASE INFORMATION

80 years remaining on the lease
Ground Rent - £250 per year
Service Charge - £1142 per year



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(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		
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