



Landmark House Broadway, Bradford BD1 1JB

welcome to

Landmark House Broadway, Bradford

Offered to the market with no onward chain is this spacious two bedroom upper floor flat located within Bradford town centre close to local amenities.

Entrance Hall

With electric wall heater.

Lounge/ Kitchen

18' 7" max x 14' 11" max (5.66m max x 4.55m max)

Fitted kitchen with a range of wall and base incorporating sink and drainer with work surfaces, storage cupboard, window to the rear, plumbing for washing machine and dryer.

Bedroom One

14' 4" x 8' 5" recess (4.37m x 2.57m recess)

With window to the rear and electric wall heater.

Bedroom Two

13' 7" max x 10' 9" max (4.14m max x 3.28m max)

With window to the rear and storage cupboard.

Bathroom

A three piece suite comprises of bath, wash hand basin and w/c.



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Landmark House Broadway, Bradford

- Two bedroom
- Upper floor flat
- No chain
- Open plan lounge/ kitchen
- £45,000

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£45,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF114736 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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