



Mill Race Lane, Laisterdyke Bradford BD4 8DQ

welcome to

Mill Race Lane, Laisterdyke Bradford

Offered to the market is this well presented throughout two bedroom first floor apartment. Benefits from master bedroom having ensuite and property having allocated parking space.



Entrance Hall

With storage cupboard and gas central heating radiator.

Lounge/ Kitchen

27' 3" x 13' 6" (8.31m x 4.11m)

Open plan living area with a range of fitted wall and base units incorporating stainless steel sink and drainer with work surfaces, gas hob, window to the front, two windows to the side, Juliett balcony to the rear and gas central heating radiators.

Bedroom One

18' max x 9' 9" (5.49m max x 2.97m)

With two windows to the side and gas central heating radiator.

Ensuite

Comprises of shower cubicle, wash hand basin, w/c, storage cupboard, window to the side and gas central heating radiator.

Bedroom Two

12' 4" x 8' 7" (3.76m x 2.62m)

With window to the front and gas central heating radiator.

Bathroom

Three piece suite comprises of bath, wash hand basin, w/c and gas central heating radiator.

Outside

Allocated parking space.



view this property online williamhbrown.co.uk/Property/BDF115135



welcome to

Mill Race Lane, Laisterdyke Bradford

- Two bedroom
- First floor apartment
- Allocated parking space
- Open plan living space
- £95,000-£105,000

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Aug 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£95,000-£105,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115135



Property Ref:
BDF115135 - 0004

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.

 **william h brown**



01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk