





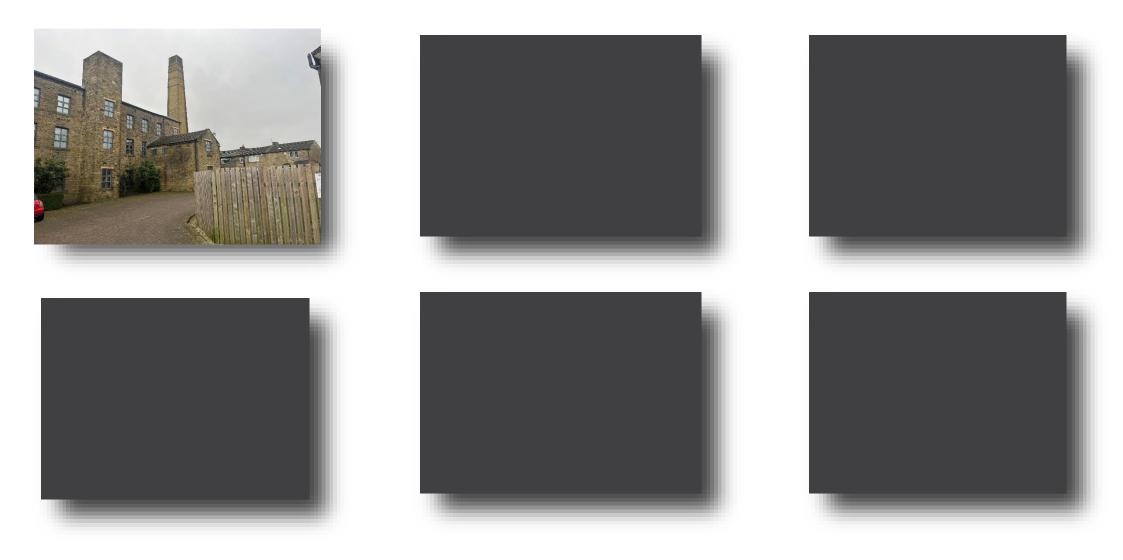




welcome to

Highgate Mill Fold, Queensbury Bradford

Offered with no onward chain is this two bedroom duplex located in Queensbury.



Entrance Hall

With storage cupboard.

Cloakroom

With wash hand basin and WC.

Lounge/ Kitchen 17' 2" max x 13' 2" (5.23m max x 4.01m) With two windows to the front and electric wall heater in the lounge area. Kitchen has a range of base and wall units incorporating stainless steel sink and drainer with work surfaces.

Bedroom Two

8' 5" x 10' 9" (2.57m x 3.28m) Located on ground floor with window to the front and electric wall heater.

Landing

With storage cupboard.

Bedroom One

13' 4" max x 12' 7" max (4.06m max x 3.84m max) Located on first floor with window to the front and electric wall heater.

Bathroom

Three piece suite in white with panel bath, wash hand basin and WC.





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Highgate Mill Highgate Mill Fold, Queensbury Bradford

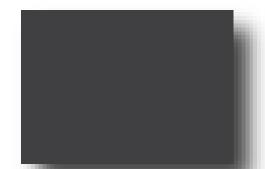
- Two Bedroom
- **Duplex**
- No Chain
- Located on Third Floor
- Guide Price £60,000

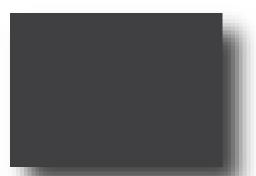
Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£60,000







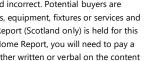


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF115467



Property Ref: BDF115467 - 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 quidance 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.



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