

# Highgate Mill Highgate Mill Fold, Queensbury Bradford BD13 2SL



### welcome to

### Highgate Mill Highgate Mill Fold, Queensbury Bradford

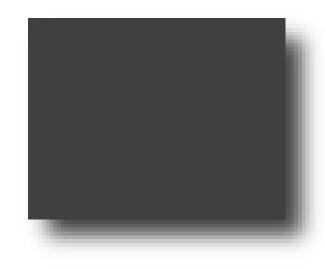
Offered with no onward chain is this one bedroom apartment, located in a popular location in a converted Mill.













**Entrance Hall** With storage cupboard.

**Cloakroom** With wash hand basin and w/c.

**Lounge/ Kitchen** 9' 11" x 12' 9" ( 3.02m x 3.89m ) Fitted kitchen with a range of wall and base units incorporating stainless steel sink and drainer and window to the front.

**Landing** With two windows to the front.

**Bedroom One** 9' 1" x 14' 6" ( 2.77m x 4.42m ) With window to the side and electric wall heater.

**Shower Room** With shower, wash hand basin and w/c.





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### Highgate Mill Highgate Mill Fold, **Queensbury Bradford**

- One bedroom
- Apartment
- No onward chain
- Guide Price £55.000

Tenure: Leasehold EPC Rating: D

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.

guide price £55,000



#### view this property online williamhbrown.co.uk/Property/BDF115421



Property Ref:

BDF115421 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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## william h brown



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Please note the marker reflects the

postcode not the actual property

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Map data ©2025



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