



Leeds Road, Bradford BD1 5AF

welcome to

Leeds Road, Bradford

One/two bedroom first floor apartment. Stunning apartment with many features including exposed brick and oak flooring.



Entrance Hall

Open Plan Living Area

23' x 7' 6" (7.01m x 2.29m)

Open plan living area with fitted wall and base units incorporating sink and drainer with work surfaces, electric oven, electric hob, integrated dishwasher and washing machine, tiled splash back, tiled floor in the kitchen area, wooden flooring in the lounge area, exposed brick, electric wall heater and double glazed window to the front.

Bedroom One

16' 5" x 9' 3" (5.00m x 2.82m)

With double glazed window to the front.

Study

5' 4" x 4' 11" (1.63m x 1.50m)

Currently used as bedroom two.

Bathroom

Three piece suite comprises of bath with shower over, wash hand basin and w/c.



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Leeds Road, Bradford

- One/ two bedroom
- First floor apartment
- Open plan living area
- Offers over £50,000

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.

offers over

£50,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF115513 - 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.

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