









## welcome to

# **Apartment 3 James Street, Bradford**

Offered to the market is this one bedroom first floor flat, situated in Bradford city centre. This property is close to the shopping centre and has good transport links.













#### **Entrance Hall**

### **Open Plan Living Area**

Lounge/ kitchen area with a range of fitted wall and base units incorporating sink and drainer with work surfaces, electric oven, gas hob and eye level microwave.

#### **Bedroom One**

12' 10" x 13' 4" into recess (  $3.91 \, \text{m} \times 4.06 \, \text{m}$  into recess ) With window to the front and two electric wall heaters.

#### **Shower Room**

Comprises of shower cubicle, wash hand basin and w/c.





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# **Apartment 3 James Street, Bradford**

- One bedroom
- First floor flat
- Open plan living area
- Situated in Bradford city centre
- £40,000-£50,000

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1440.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

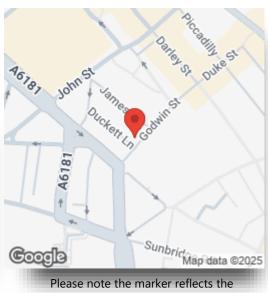
## guide price

# £40,000-£50,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/BDF115528



Property Ref: BDF115528 - 0006 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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