



Woolcombers Way, Bradford BD4 8JF

welcome to

Woolcombers Way, Bradford

98 Woolcombers Way, BD4 8JF

We advise that an offer has been made for the above property in the sum of £61,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.



Entrance Hall

With radiator and storage cupboard that houses the boiler.

Open Plan Living Space

11' 9" x 20' 7" (3.58m x 6.27m)

Open kitchen and lounge with a range of fitted wall and base units incorporating stainless steel sink and drainer, electric oven, gas hob, plumbing for washing machine, window to the side and radiator.

Bedroom One

9' 3" x 11' 8" (2.82m x 3.56m)

With window to the side and radiator.

Ensuite

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

Bedroom Two

10' 1" x 11' 7" (3.07m x 3.53m)

With window to the side and radiator.

Bathroom

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



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Woolcombers Way, Bradford

- Two bedroom
- Ground floor flat
- Main bedroom with ensuite
- Open plan living space
- £66,500

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1180.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£66,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
BDF115990 - 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.

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.



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