







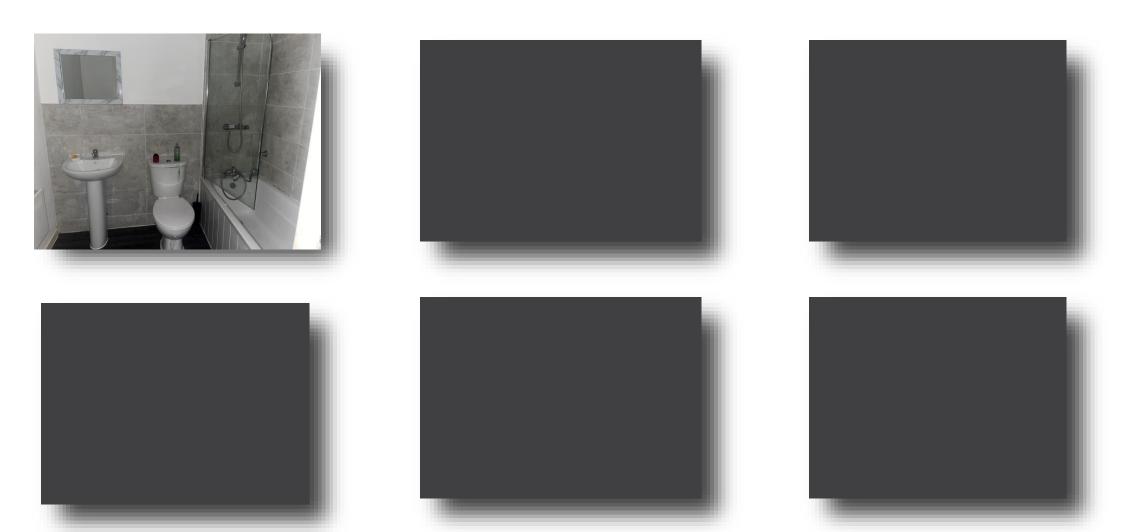


welcome to

Westwood Hall Peregrine Way, Bradford

A spacious one bedroom ground floor flat offered with no onward chain.

Ideal for a first time buyer/ Investor. Located in a sought after location.



Communal Entrance

With Intercom access in to the entrance area.

Hallway

Entrance hall provides access to all rooms with electric wall hater.

Lounge

11' 5" x 14' 3" (3.48m x 4.34m)

With patio doors providing access to the rear communal gardens and two electric wall heaters.

Kitchen

12' 3" max x 8' (3.73m max x 2.44m)

A range of base and wall units incorporating stainless steel sink and drainer with work surfaces. Built in electric oven and electric hob. With window to the rear.

Bedroom

9' 1" max x 11' 6" (2.77m max x 3.51m) With window to the rear and electric all heater.

Bathroom

Three piece suite comprises panel bath, wash hand basin and WC.

Outside

With gated access in to the parking area and communal gardens to the front and rear.





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Westwood Hall Peregrine Way, Bradford

- One bedroom
- Ground floor apartment
- No chain
- Gated access
- Price £45,000

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 232 years from 20 Aug 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£45,000







Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116204



Property Ref: BDF116204 - 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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