









welcome to

Yateholm Drive, Bradford

Step into this beautifully presented two-bedroom first-floor apartment, offering a perfect blend of comfort, style, and convenience. Situated in the popular development of Westwood Park.













Entrance Hall

Lounge

10' 4" x 17' 3" (3.15m x 5.26m) With window to the front, fireplace, Juliette balcony and is open to the kitchen space.

Kitchen

7' 8" x 8' 1" (2.34m x 2.46m)

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, window to the rear and is open to the lounge.

Bedroom One

12' \times 8' 5" (3.66m \times 2.57m) With window to the rear, storage cupboard and leads to the ensuite.

Ensuite

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

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m) With window to the front.

Bathroom

Comprises of bath, wash hand basin and w/c.

Outside

Parking to the rear of the property.





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Yateholm Drive, Bradford

- Two bedrooms
- Ensuite and main bathroom
- First floor apartment
- £100,000

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

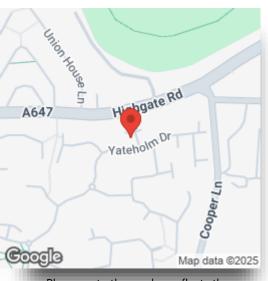
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£100,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF116284



Property Ref: BDF116284 - 0002 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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