

# HUNTERS<sup>®</sup>

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FOR SALE - 01274 393955  
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## Flat 31 Highgate Mill

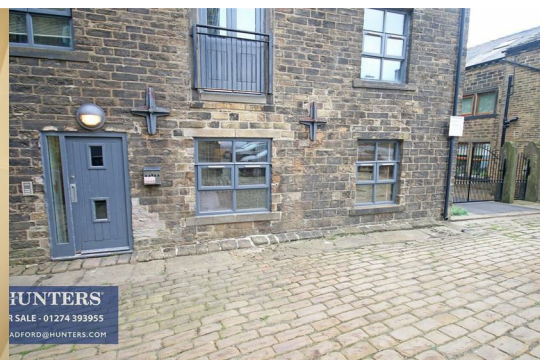
Queensbury, Highgate Mill Fold, BD13 2SF

Offers In The Region Of £65,000



HUNTERS BRADFORD PRESENTS - HIGHGATE MILL FOLD - A TWO BEDROOM GROUND FLOOR FLAT - OF INTEREST TO BUY TO LET INVESTORS - QUIET LOCATION -

RENTED AT £450 PER MONTH



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Entrance Hall 0'0" x 0'0" (0 x 0)  
Entrance Hall

Open Plan Lounge / Kitchen 21'1" x 7'10" (6.42 x 2.4)  
Lounge

Bedroom 1 12'5" x 8'3" (3.78 x 2.51)  
Bedroom

Bedroom 2 5'10" x 8'2" (1.79 x 2.48)  
Bedroom

Bathroom 6'5" x 5'3" (1.96 x 1.6)  
Bathroom

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Service Charge - £78 PCM  
Ground Rent £250 per annum  
LEASEHOLD - From 1 January 2007 to 31 December 3006

Enter the building through a security door where the door to the flat is to your right. Enter the flat and there are doors to the open plan lounge / kitchen, bedroom 1 . bedroom 2 and the bathroom.

The lounge area has a window with exposed brickwork and an electric heater.

The kitchen has a window, spotlights, wall and base units, electric hob, oven and extractor. Integrated fridge freezer & dishwasher with plumbing for a washing machine.

Bedroom 1 is a double room with exposed brickwork & electric wall heater.

Bedroom 2 is a single room ,currently used for storage (no picture)

The bathroom is modern, part tiled walls with bath (shower over), basin, WC and heated towel rail.

**PLEASE NOTE:**

The property is currently tenanted with an income, see below, advised by Vendor, which will need to be verified by Solicitors on Sale Agreed: Rent: £450 Per Calendar Month.

Hunters Bradford offer a comprehensive Lettings/Management Service including Rent Guarantee and Eviction Cover. Please Contact Lettings for more Info on 01274 393955 or [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com)

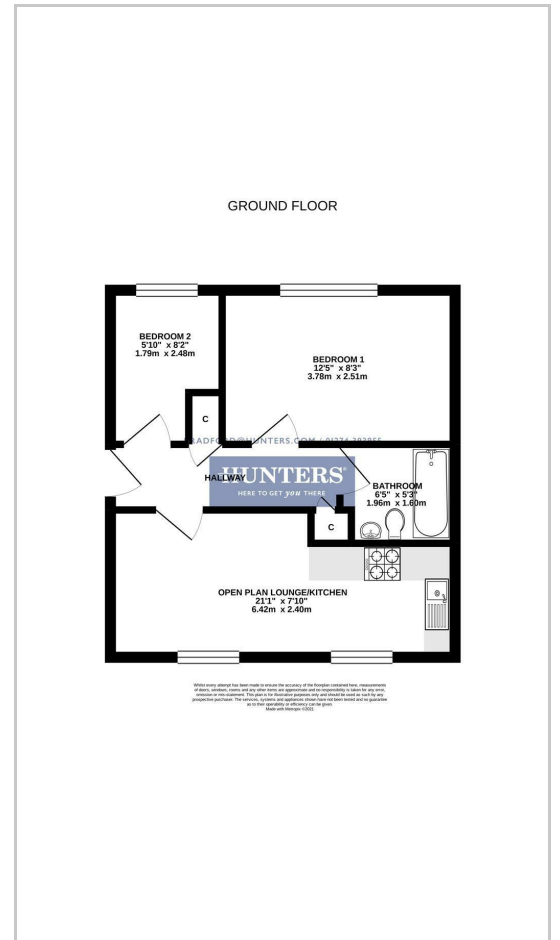
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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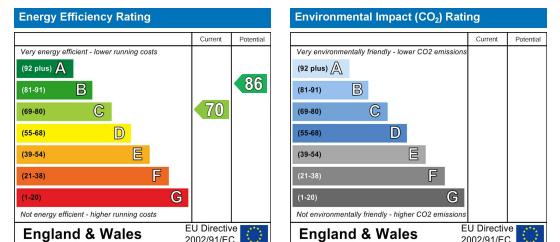
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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