



City Exchange, Hall Ings, Bradford, BD1 5DB - Offers Over £30,000

- ONE BEDROOM TOWN CENTRE APARTMENT
- DOUBLE BEDROOM
- ELECTRIC HEATING
- LEASEHOLD TERM - 125 YEARS FROM 1 JANUARY 2017
- TOWN CENTRE LOCATION
- CURRENTLY TENATED AT £510 PCM
- OPEN PLAN LOUNGE / KITCHEN
- HIGH PERFORMANCE GLAZING
- SHOWER ROOM
- COUNCIL TAX BAND A - EPC RATING GRADE B

Offers Over £30,000



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HUNTERS BRADFORD PRESENTS - CITY EXCHANGE FLAT 94 - BD1 5DB

ONE BEDROOM TOWN CENTRE APARTMENT - DOUBLE BEDROOM - OPEN PLAN LOUNGE / KITCHEN - ELECTRIC HEATING - HIGH PERFORMANCE GLAZING - SHOWER ROOM - TOWN CENTRE LOCATION - COUNCIL TAX BAND A - EPC RATING GRADE B

Leasehold Property - Currently Tenanted at £510 PCM until Dec 2026

Leasehold Term - 125 years from 1 January 2017

Ground Rent: £250 per annum

Service Charge: £1959.38 per annum



EXSITING LANDLORDS / THOSE LOOKING TO INVEST

APARTMENT DETAILS

Enter into the hallway there are doors to the open plan lounge / kitchen, bedroom and shower room.

The open plan lounge / kitchen has electric heating, both wall and base units, integrated fridge, hob/oven. There is a lounge area to the rear with the kitchen area to the front.

The bedroom is a long double room with electric heating and window. The shower room is a three piece with shower cubicle, basin and WC.

There is a main reception area for the building, accessed from Hall Ings with a lift to all floors.

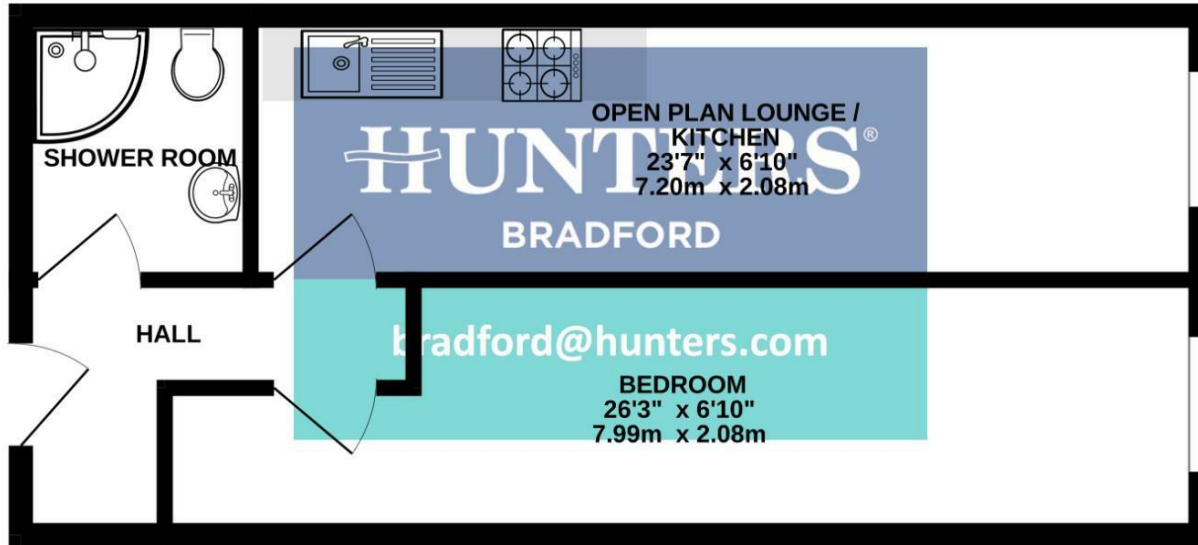
LOCATION

Being within the town centre, there is access to both Bradford Interchange (Train and Bus station), local shops, cinema, restaurants and Bradford University.





SIXTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email:
bradford@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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HERE TO GET *you* THERE