



Stonegate House - REF TN, Bradford, BD1 4QF

- *** INVESTORS / LANDLORDS ***
- ENSUITE SHOWER ROOM
- DOUBLE GLAZING
- LIFT ACCESS TO FLOOR
- EPC RATING GRADE C
- TWO-BEDROOM TOWN CENTRE APARTMENT
- THREE-PIECE BATHROOM
- ELECTRIC HEATING
- COUNCIL TAX BAND C

Offers In The Region Of £90,000



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DESCRIPTION

HUNTERS BRADFORD PRESENTS - STONEGATE HOUSE - BD1

*** INVESTORS / LANDLORDS *** - TWO-BEDROOM TOWN CENTRE APARTMENT - ENSUITE SHOWER ROOM - THREE-PIECE BATHROOM - DOUBLE GLAZING - ELECTRIC HEATING - BALCONY - LIFT ACCESS TO FLOOR LEVEL - COUNCIL TAX BAND C - EPC RATING GRADE C

CURRENTLY TENANTED ON A ROLLING CONTRCT AT £700

LEASEHOLD PROPERTY - TERM 125 YEARS FROM 01/01/2005
ANNUAL SERVICE CHARGE - £1724.64
ANNUAL GROUND RENT - £203.40

DETAILS

Enter the apartment into the hallway, there are doors to the open plan lounge, bedroom 1, bedroom 2 and the bathroom. The open plan lounge is well lit by the floor to ceiling windows and door looking out onto the balcony. The kitchen has both wall and base units with electric hob, oven, tiled splashbacks and space for a free-standing fridge freezer.

Bedroom 1 is a double room with a modern style three-piece ensuite shower room (shower cubicle, basin) with tiled walls and floor. Bedroom 2 is a double room, the bathroom is a three piece with bath (mixer shower), basin, WC. The walls are tiled and there is a cupboard housing the immersion heater.

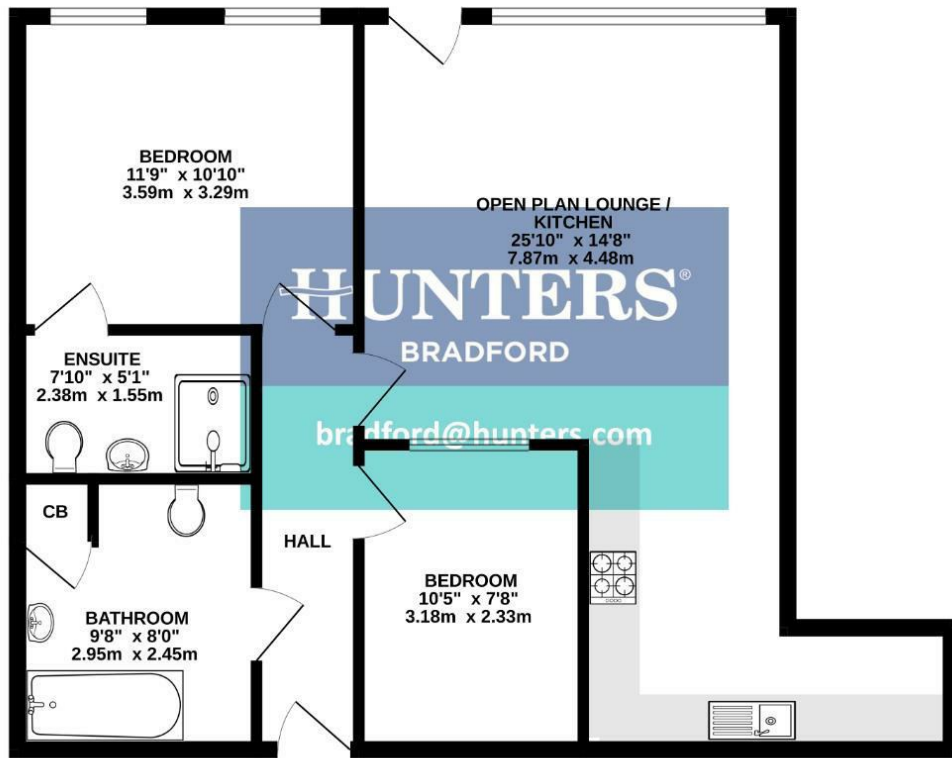
The property benefits from being on the top floor with a balcony, giving views out across the area.

LOCATION

Bradford Interchange and Forster Square Retail Park are within the area, making transport links and shopping more convenient. As well as a gym, cinema, bowling and various restaurants.







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 Hunters Bradford via email at bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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		84
(81-91) B		
(69-80) C	72	
(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.

