

Mallard Court, Allerton, Bradford, BD8 0NU

- INVESTORS / FIRST TIME BUYERS
- TWO BEDROOM FIRST FLOOR APARTMENT
- THREE PIECE BATHROOM SUITE
- ELECTRIC HEATING
- FAR REACHING VIEWS
- RENOVATED TO A HIGH STANDARD
- SPACIOUS LOUNGE WITH JULIET BALCONY DOORS
- DOUBLE GLAZING
- NEWLY FITTED KITCHEN
- EPC RATING GRADE D - COUNCIL TAX BAND A

Offers Over £50,000



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HUNTERS BRADFORD PRESENTS - MALLARD COURT - ALLERTON - BD8

INVESTORS / FIRST TIME BUYERS - REFURBISHED TO A HIGH STANDARD - TWO BEDROOM FIRST FLOOR APARTMENT - SPACIOUS LOUNGE WITH JULIET BALCONY DOORS - NEWLY FITTED KITCHEN - THREE-PIECE BATHROOM SUITE - DOUBLE GLAZING - ELECTRIC HEATING - BURGLAR ALARM - FAR REACHING VIEWS - GREAT INVESTMENT PROPERTY - NEW CARPETS THROUGHOUT

COUNCIL TAX BAND A - EPC RATING GRADE D

LEASEHOLD PROPERTY - TERM 999 years from 1 January 1991 to Friday, 1 January 2990

ANNUAL SERVICE CHARGE & GROUND RENT - £971.93

For investors, possible rent achievable between £500 - £550, if bought at £55,000, would give around a 10% gross yield.

The owner has refurbished the apartment to a high standard. This well-presented property offers an opportunity for first time buyers to purchase a home ready to move into.

For investors looking to extend their portfolio, this is an ideal property ready for tenants to move into.

INTERNAL DETAILS

Enter the hallway, there are doors to both bedrooms, the bathroom, lounge and two handy storage cupboards. The lounge is a good space with a double-glazed window and Juliet patio doors letting a good amount of light into the room. From the lounge there is access to the kitchen.

The kitchen has both wall and base units with sink, tiled splashbacks, built in oven, hob, extractor with space for a free-standing fridge freezer and space/plumbing for a washing machine.

Bedroom 1 is a double room to the rear, bedroom 2 is a single room to the rear. The bathroom is modern with a three piece (bath with shower over, basin and WC) and has part tiled walls.

The property is located on the first floor and is to the front right above the ground floor flat in the main picture.





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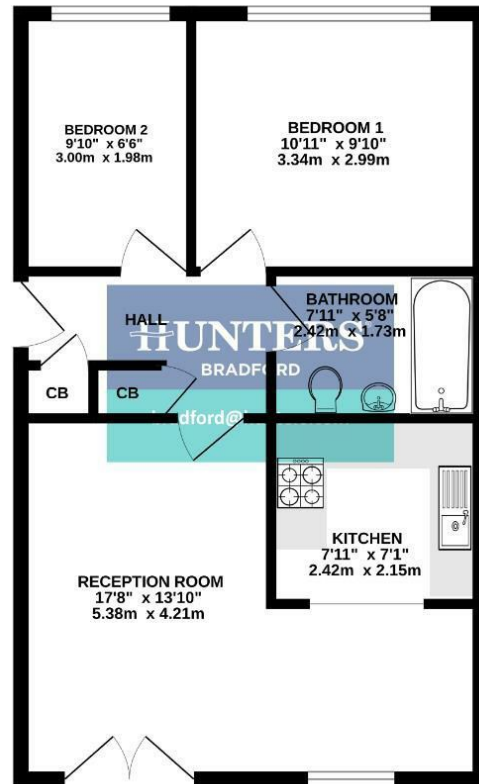


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FIRST FLOOR



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

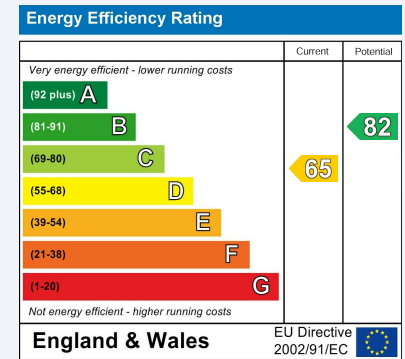
Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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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.



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.

