



## Scoresby Street, Little Germany, Bradford, BD1 5ET

- ONE BEDROOM APARTMENT
- DOUBLE BEDROOM WITH WALK IN WARDROBE SPACE
- INTEGRATED APPLIANCES
- CLOSE TO TRANSPORT LINKS BOTH BUS AND TRAIN STATION
- EPC RATING GRADE E

- OPEN PLAN LOUNGE / KITCHEN
- MODERN THREE PIECE BATHROOM SUITE
- LOCATED IN LITTLE GERMANY BRADFORD
- COUNCIL TAX BAND A

**Offers In The Region Of £65,000**





# Scoresby Street, Little Germany, Bradford, BD1 5ET - Offers In The Region Of £65,000

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - SCORESBY STREET - BD1 - GRADE II LISTED

ONE BEDROOM APARTMENT - OPEN PLAN LOUNGE / KITCHEN - DOUBLE BEDROOM WITH WALK IN WARDROBE SPACE - MODERN THREE-PIECE BATHROOM SUITE - INTEGRATED APPLIANCES - LOCATED IN LITTLE GERMANY BRADFORD - CLOSE TO TRANSPORT LINKS - BOTH BUS AND TRAIN STATION - COUNCIL TAX BAND A - EPC RATING GRADE E

LEASEHOLD APARTMENT

TERM - 250 years from 1 January 2006

Annual Service Charge - £1164

Annual Ground Rent - £250

Property boasts own private entrance - Briefly comprising of open-plan Lounge/Kitchen (integrated appliances) Bedroom, Bathroom, and Hallway.

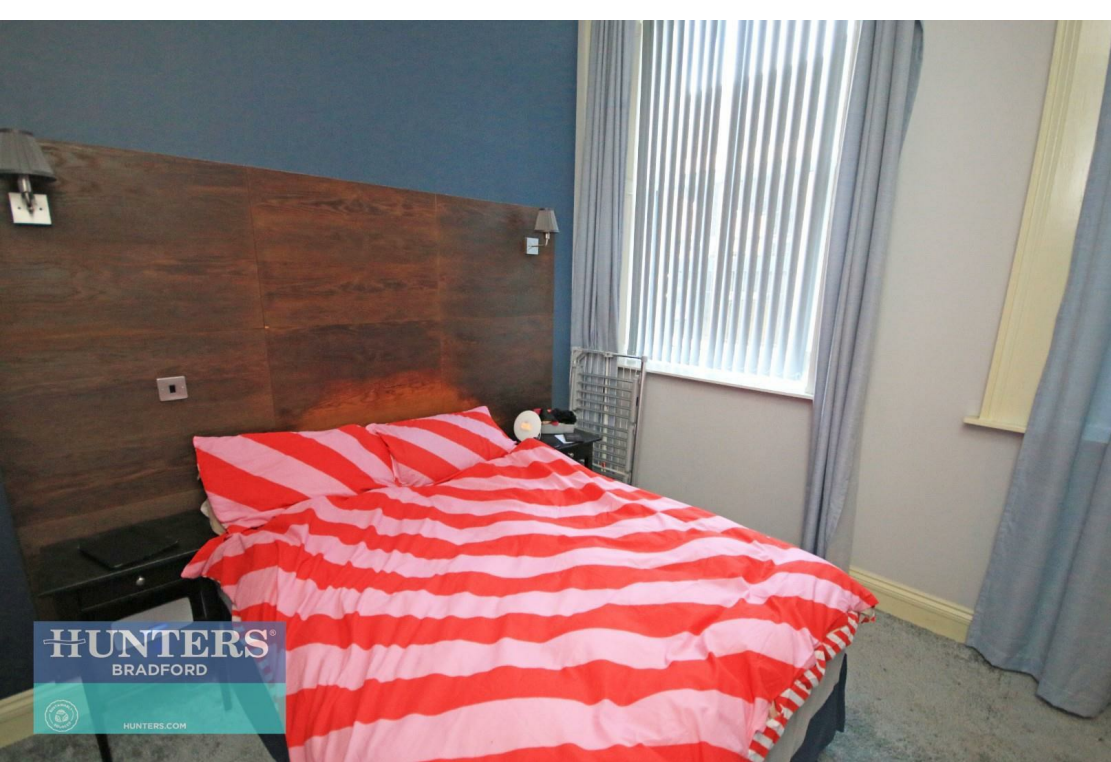
The open plan lounge area has space for a wall mounted TV, electric heaters and to the rear the kitchen. The kitchen has both wall and base units, with integrated dishwasher, electric hob and oven. The bedroom is a double room with a storage walk in cupboard to the rear. The bathroom is a three piece with bath (shower over), basin and WC.

Bradford Interchange and Forster Square Retail Park are nearby, making transport links and shopping more convenient. As well as the Gym, Cinema, Bowling and Restaurants.

Internal viewing is highly recommended.







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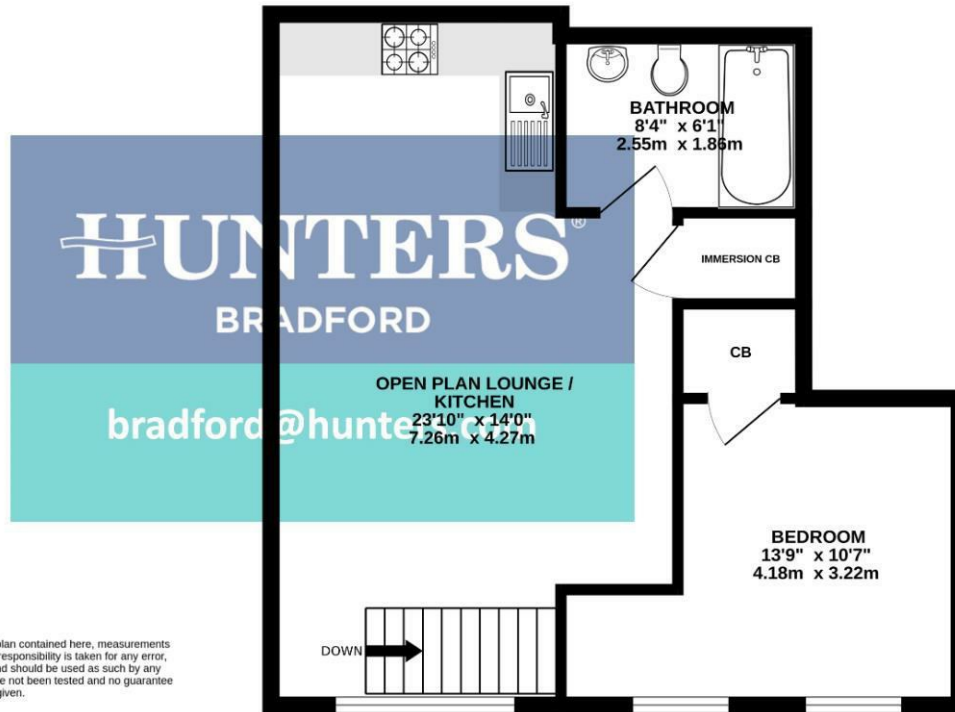
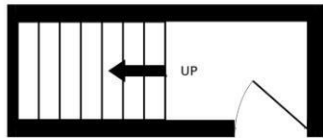


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GROUND FLOOR

RAISED GROUND 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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### Viewings

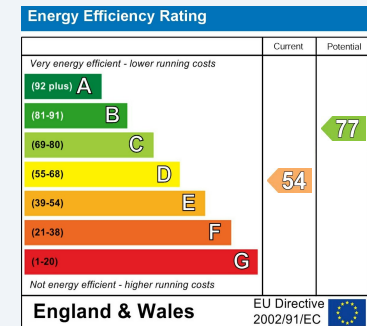
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

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

## 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.



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