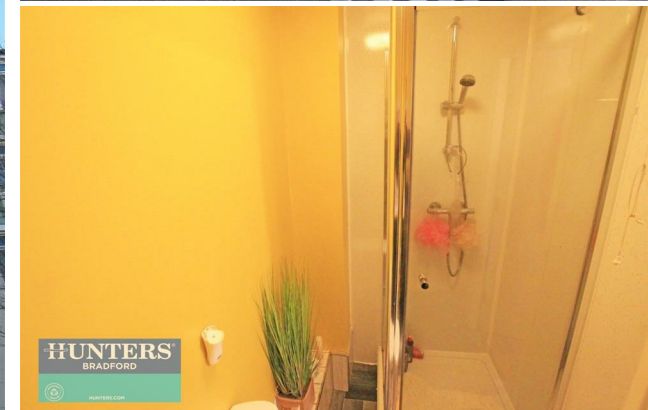




## Cheapside Chambers, Bradford, BD1 4HP

- INVESTOR LANDLORDS
- SHOWER ROOM
- COUNCIL TAX BAND A
- ONE BEDROOM OPEN PLAN APARTMENT
- CLOSE TO TRAIN STATIONS AND BUS STATION
- EPC RATING GRADE C

**Offers In The Region Of £35,000**



**Tenure: Leasehold**



# Cheapside Chambers, Bradford, BD1 4HP

HUNTERS BRADFORD PRESENTS - CHEAPSIDE CHAMBERS - BD1

INVESTORS / LANDLORDS - A ONE BEDROOM OPEN PLAN APARTMENT

CURRENTLY TENANTED AT £400PCM - TENANCY TERM - 12 Month Contract ends January 2025

LEASE TERM - 299 years less 3 days from and including 7 April 2016 and to and including 4 April 2315

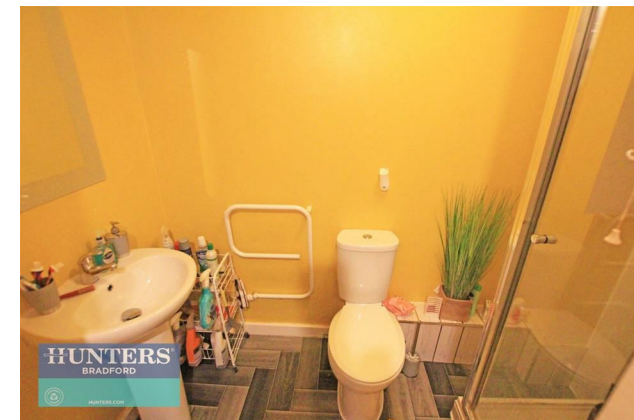
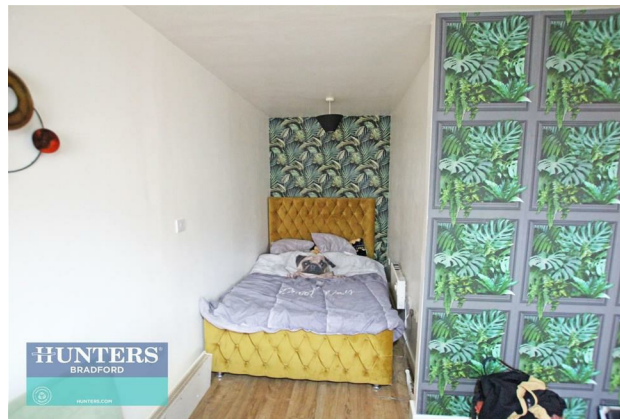
Service Charge per annum - £846.04 for 2024

Ground Rent per annum - £249 for 2024

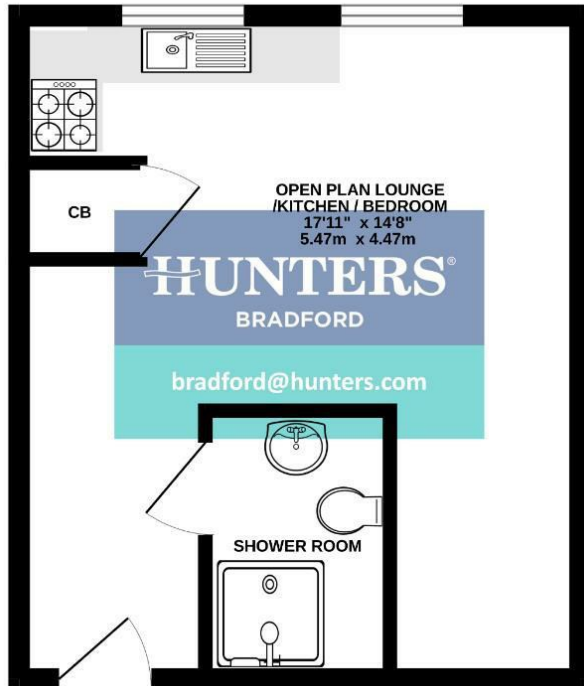
The open plan lounge / kitchen is lit by two windows and has a lounge area and both wall and base kitchen units, electric hob with plumbing for a washing machine.

The shower room is a three piece with shower cubicle, basin and WC.

With the apartment's location, it is ideal for access to both the Bradford shopping area and transport networks to surrounding towns and cities.



THIRD FLOOR



While 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.  
Made with Metropix ©2024.

**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>



Council Tax: A

**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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	75	82	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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

