



1A Manor Row, Town Centra, Bradford, BD1 4PB

- *** NO CHAIN ***
- A TWO BEDROOM CITY CENTRE THIRD FLOOR APARTMENT
- THREE PIECE BATHROOM
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- INVESTMENT PROPERTY
- LEASEHOLD TERM - 999 YEARS FROM 1st JANUARY 1997
- OPEN PLAN LOUNGE / KITCHEN
- TOWN CENTRE LOCATION
- EPC RATING GRADE D

Offers In The Region Of £69,000



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DESCRIPTION

HUNTERS BRADFORD PRESENTS - NETHERWOOD CHAMBERS BD1

A TWO BEDROOM CITY CENTRE THIRD FLOOR APARTMENT - NO CHAIN - THREE PIECE BATHROOM - OPEN PLAN LOUNGE / KITCHEN - TWO DOUBLE BEDROOMS - LIFT ACCESS - TOWN CENTRE LOCATION - COUNCIL TAX BAND A - EPC RATING GRADE D

Leasehold Term - 999 years from 01/01/1997 - 01/01/2996 - Approx. .973 Year remaining

GROUND RENT £250 PA
SERVICE CHARGE £1250 PA

Enter the property into the hallway, there are doors to access the open plan lounge / kitchen, two bedrooms, the bathroom and a handy floor to ceiling storage cupboard. The open plan lounge / kitchen is a good-sized room with two windows, the kitchen has both wall and base units, electric hob/oven and plumbing for a washing machine.

Bedroom 1 is a double room with two windows and bedroom 2 is a single room. The bathroom is a three piece with shower, basin and Wc.

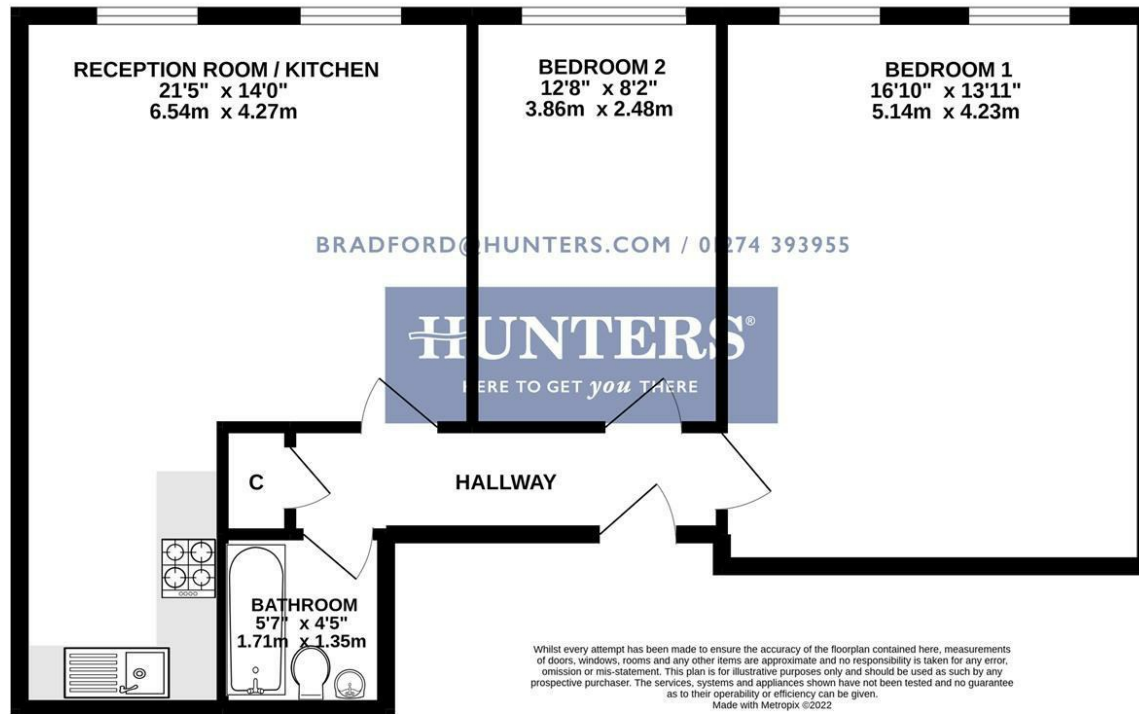
We have been informed of the above charges by the vendor, these will need to be verified by a solicitor.

We are awaiting confirmation of the review periods for both the service charge and ground rent.





THIRD FLOOR



Viewings

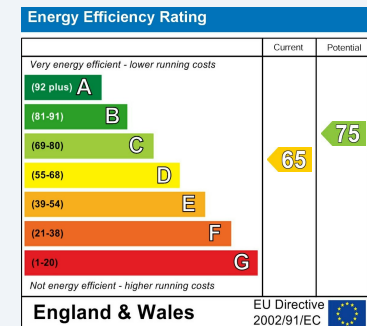
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

