



Sandhill Close, Lower Grange, Bradford, West Yorkshire, BD8 0DZ

- TWO BEDROOM PURPOSE BUILT APARTMENT
- LOUNGE WITH JULIET BALCONY
- ENSUITE SHOWER ROOM AND SEPARATE THREE PEICE BATHROOM
- AWAITING ANNUAL GROUND RENT INFORMATION
- ALLOCATED PARKING SPACE
- CURRENTLY TENANTED UNTIL 09/01/2025 AT £675 PER CALENDAR MONTH
- DOUBLE GLAZING AND CENTRAL HEATING
- LEASEHOLD TERM 999 YEARS FROM 01/05/2006
- AWAITING ANNUAL SERVICE CHARGE INFORMATION
- COUNCIL TAX BAND B - EPC RATING GRADE B

Offers In The Region Of £80,000

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DESCRIPTION

HUNTERS BRADFORD PRESENTS - SANDHILL CLOSE - BD8

Nestled in the charming Sandhill Close Lower Grange, Bradford, this purpose-built apartment offers a fantastic opportunity for investors.

ANNUAL SERVICE CHARGE INFORMATION £949.46

ANNUAL GROUND RENT INFORMATION £60

The apartment is currently tenanted until 09/01/2025, providing a steady income of £675 per calendar month.

Boasting a prime location in West Yorkshire, this property features a cosy lounge with a Juliet balcony, perfect for enjoying a cup of tea on a sunny day. With two bedrooms, including an ensuite shower room and a separate three-piece bathroom, comfort and convenience are at the forefront of this home.

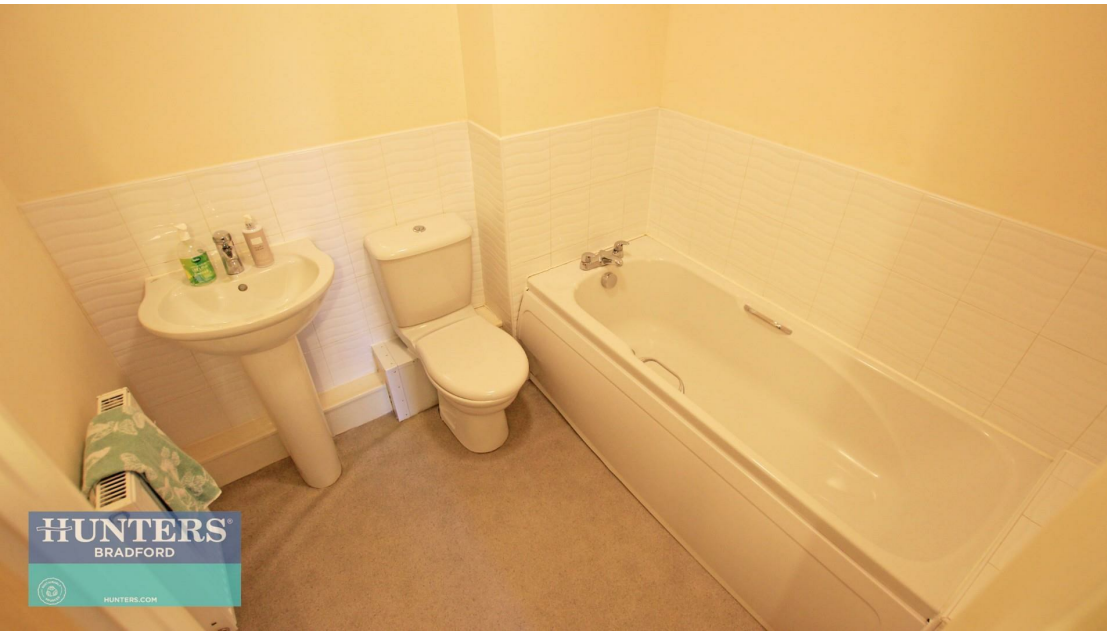
The leasehold term of 999 years from 01/05/2006 ensures long-term security for potential buyers. Additionally, the property comes with allocated parking, a valuable asset in this bustling area.

Benefiting from double glazing and central heating, this apartment offers a warm and inviting atmosphere throughout the year. The council tax band B and impressive EPC rating grade B further add to the appeal of this property.

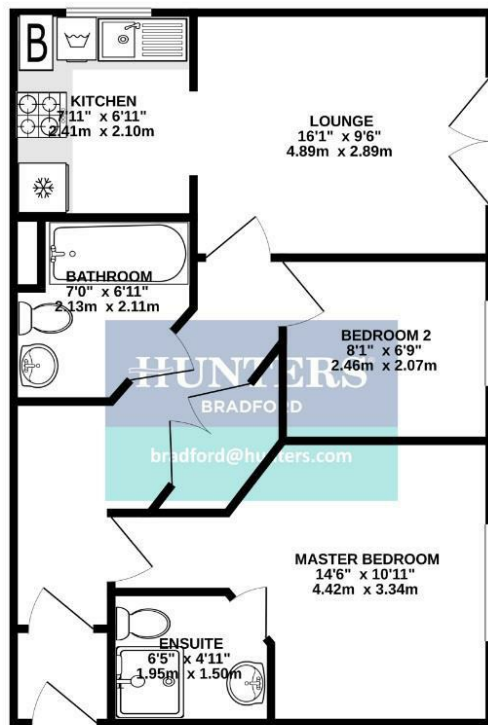
Don't miss out on this excellent investment opportunity in a sought-after location.

Contact us today to arrange a viewing and take the first step towards owning this delightful apartment in Bradford.





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 misstatement. 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

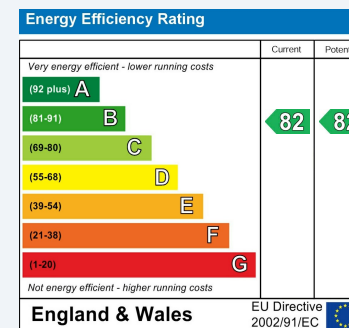
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

