



## Cater Street - REF TN, Little Germany, Bradford, BD1 5AS

- TWO BEDROOM DUPLEX LEASEHOLD APARTMENT -
- FOR SALE VIA THE MODERN METHOD OF AUCTION
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- LANDING AREA IDEAL AS HOME OFFICE
- COUNCIL TAX BAND B
- ACCOMMODATION OVER THREE FLOORS
- MODERN OPEN PLAN LOUNGE / KITCHEN
- MODERN STYLE THREE PIECE BATHROOM
- BALCONY TERRACE SEATING AREA
- EPC RATING GRADE E

**Guide Price £70,000**



# Cater Street - REF TN, Little Germany, Bradford, BD1 5AS - Guide Price £70,000

HUNTERS BRADFORD PRESENTS - CATER STREET - BD1 5AS

TWO BEDROOM LEASEHOLD APARTMENT - ACCOMMODATION OVER THREE FLOORS

FOR SALE VIA THE MODERN METHOD OF AUCTION - Auction Closes 2nd August at 11am  
Reservation fee applies

LEASEHOLD TERM - 125 Years from 01/04/2007

Annual service charge Approx. £2500  
Ground rent per annum £250

Welcome to this charming two-bedroom duplex apartment located on Cater Street in the heart of Bradford. This property offers a unique living experience spread over three floors, perfect for those seeking a modern and stylish home.

As you enter, there are stairs to the first floor and stairs to the lower floor, the hallway is ideal as a cloakroom. To the first floor, you are greeted by a spacious open-plan lounge and kitchen area, ideal for entertaining guests or simply relaxing after a long day. The balcony to the rear provides a lovely outdoor space to enjoy a morning coffee or unwind in the evening.

The lower ground floor boasts a well-appointed bedroom with an ensuite shower room, offering privacy and convenience. Additionally, there is a three-piece tiled bathroom, perfect for pampering yourself with a long soak in the tub.

Next to bedroom 1, you will find another comfortable double bedroom, providing ample space for guests or family members. The property also offers on-street parking, ensuring you always have a convenient place to park your vehicle.

Situated in council tax band B and with an EPC rating of grade E, this apartment combines style with practicality. Don't miss the opportunity to make this delightful property your new home in Bradford. Contact us today to arrange a viewing and take the first step towards owning or renting this fantastic apartment.





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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

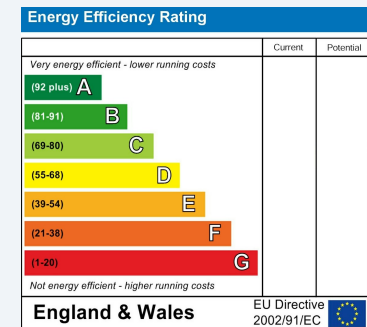
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

