



## Cottingley Road - REF SR, Sandy Lane, Bradford, West Yorkshire, BD15 9JU

- OF INTEREST TO FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE
- LOCATED IN THE SANDY LANE AREA OF BRADFORD
- THREE PIECE BATHROOM SUITE
- GAS CENTRAL HEATING
- GARAGE PARKING

- TWO BEDROOM FIRST FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZING
- COUNCIL TAX BAND C - EPC RATING GRADE C
- CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND LOCATED CLOSE TO THE YORKSHIRE DALES

**Offers In The Region Of £120,000**



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## DESCRIPTION

Nestled in the charming Sandy Lane area of Bradford, West Yorkshire, this two-bedroom first-floor apartment is a gem waiting to be discovered.

Leasehold term - 999 years from 1 January 1994

The annual ground rent is £10 and this is included in the current annual service charge of £300

Ideal for first-time buyers, or those looking to downsize, this property offers a comfortable and convenient living space.

As you step inside, you'll be greeted by a well-presented interior boasting one reception room, two cosy bedrooms, one with built in wardrobes, and a modern three-piece bathroom suite. The apartment is adorned with double glazing, ensuring a peaceful atmosphere and plenty of natural light throughout. There is further storage in the loft available.

With the convenience of gas central heating, staying warm during the colder months is a breeze. The property also benefits from garage parking, a coveted feature in this bustling area.

Situated in Council Tax Band C with an EPC rating of Grade C, this apartment is not only inviting but also efficient.

Its proximity to local amenities, transport links, and the picturesque Yorkshire Dales makes it an attractive choice for those seeking both comfort and convenience.

Don't miss out on the opportunity to make this apartment your own and enjoy the best of what Bradford has to offer.

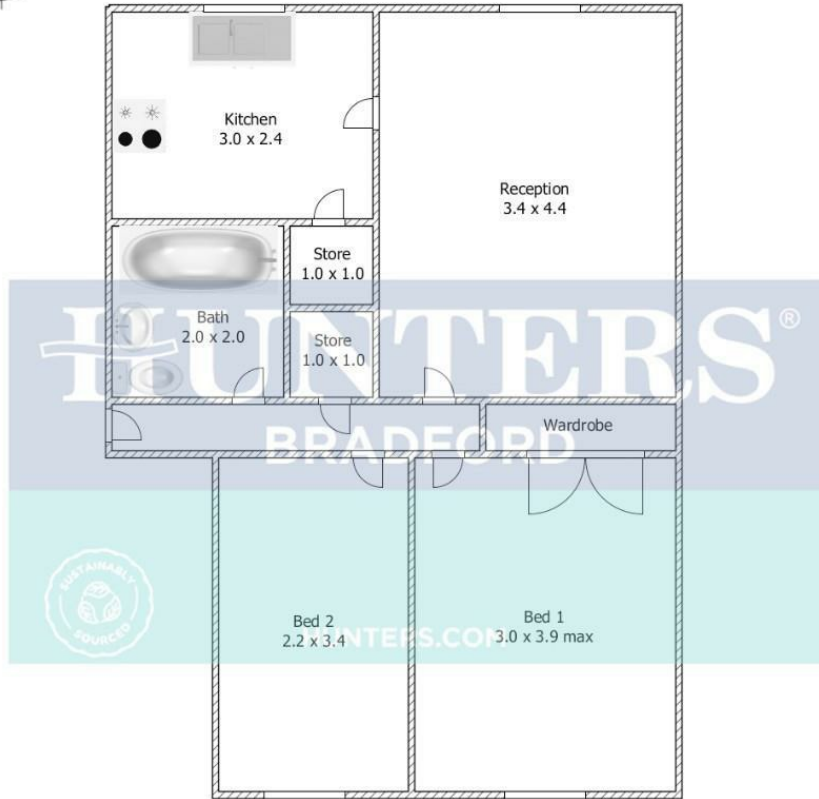
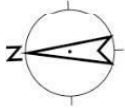
## PLEASE NOTE

Where there are occasional extras i.e. external painting, these are agreed at the AGM by the leaseholders of the 8 flats (who are the 8 Directors of the freehold company Regalplace Property Management Company )









## FIRST FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and scaling of doors/windows/utilities/appliances/fittings are approximate and no responsibility will be taken for any error, omission, or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

(Dimensions in metres)

### Viewings

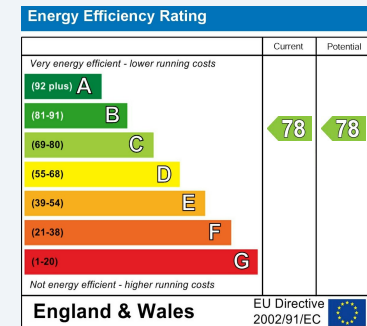
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.

