

Deanwood Crescent, Allerton, Bradford, West Yorkshire, BD15

- OF INTEREST TO FIRST TIME BUYERS AND INVESTORS ALIKE
- OFFERED WITH NO CHAIN
- DOUBLE GLAZING
- THREE PIECE BATHROOM SUITE
- COUNCIL TAX BAND A

- APARTMENT LOCATED IN THE POPULAR AREA OF BD15
- POTENTIAL RENTAL INCOME OF £700 - £850 PRICED FROM LOCAL LETTINGS PROPERTIES
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES - SCHOOLS AND TRANSPORT LINKS
- EPC RATING GRADE C

Offers In Excess Of £100,000

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DESCRIPTION

Welcome to Deanwood Crescent, Allerton, a charming location in the heart of Bradford, West Yorkshire. This delightful apartment is a perfect opportunity for first-time buyers or savvy investors looking to expand their portfolio.

LEASEHOLD PROPERTY 999 YEARS FROM 01/01/1988
£0 ANNUAL GROUND RENT
£600 ANNUAL SERVICE PAID 1ST APRIL AND 1ST OCTOBER

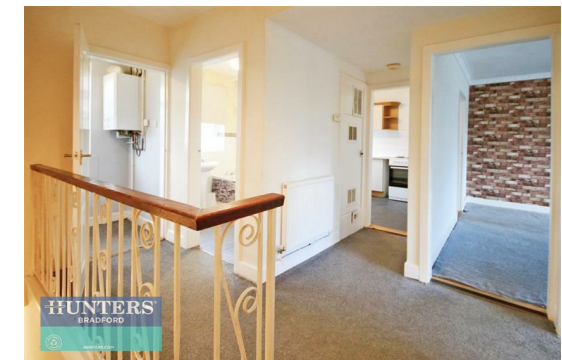
Situated in a purpose-built development, this property boasts a cosy reception room, ideal for relaxing or entertaining guests. There is ample space for a small family, guests, or even a home office with a second room. The three-piece bathroom suite ensures convenience and comfort for all residents.

One of the highlights of this property is the garage parking space available for one vehicle, a valuable commodity in this bustling area. Additionally, the double glazing and gas central heating provide warmth and energy efficiency throughout the year, making it a cosy retreat in any season.

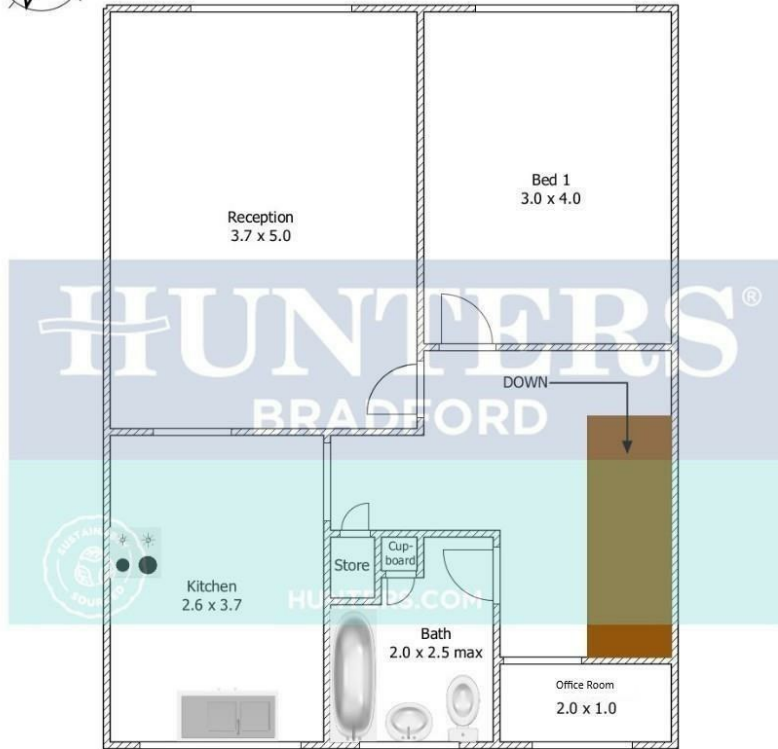
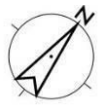
For those considering an investment, this apartment offers a promising rental income potential ranging from £700 to £850, based on local lettings properties.

Benefiting from a Council Tax Band A and an EPC rating of Grade C, this apartment is not only affordable but also efficient to maintain. Its proximity to local amenities, schools, and transport links further enhances its appeal, ensuring convenience and accessibility for residents of all ages.

Don't miss out on this fantastic opportunity to own a piece of Allerton - schedule a viewing today and envision the potential this lovely apartment holds for you!







1ST 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/fitings 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

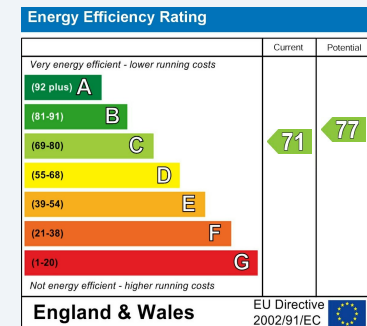
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.

