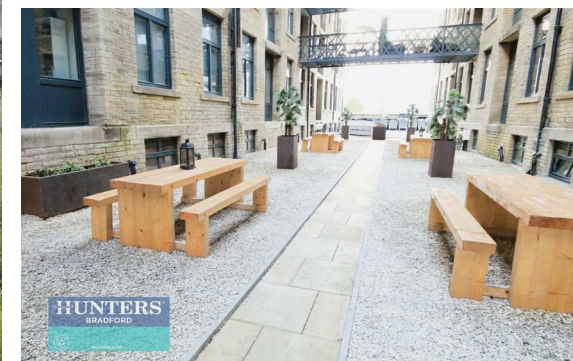




Conditioning House, Cape Street, Bradford, West Yorkshire, BD1 4QZ

- OF INTEREST TO INVESTORS ONLY
- LEASEHOLD TERM 250 YEARS FROM 01/01/2020
- OPEN PLAN MODERN RECEPTION / KITCHEN
- MEZZANINE BALCONY AND EXPOSED FEATURE BRICKWORK
- COUNCIL TAX BAND C

- TWO BEDROOM LEASEHOLD PROPERTY
- CURRENTLY TENANTED AT £895 PCM
- SET OUT OVER TWO FLOORS WITH GROUND FLOOR WC
- CLOSE TO LOCAL AMENITIES - RETAIL PARK - TRAIN STATION
- EPC RATING GRADE D

Offers In The Region Of £125,000



Conditioning House, Cape Street, Bradford, West Yorkshire, BD1 4QZ

DESCRIPTION

We are delighted to present this neutrally decorated flat, now on the market for sale, an ideal investment opportunity.

CURRENTLY TENANTED AT £895 PCM

LEASEHOLD TERM - 250 years from 1 January 2020

Annual Service Charges £1682.84

Annual Ground Rent £250

Annual Insurance £818.65

This property boasts two generously sized double bedrooms, making it an ideal space for couples or sharers.

The flat's living spaces include a spacious open plan reception room with kitchen, offering a comfortable space to relax and spend time. The kitchen, provides all the necessities for modern living.

One of the flat's most appealing attributes is its coveted location. It is conveniently situated close to local amenities and a retail park, perfect for all your shopping needs. The property also benefits from excellent transport links; it's just a short distance from the train station, ensuring an easy commute to neighbouring towns or cities.

In summary, this flat offers a fantastic opportunity to acquire a property that combines comfortable living spaces with a prime location. Its neutral décor provides a blank canvas for potential buyers to personalise and make their own.

The property's proximity to key amenities and transport links further enhances its appeal, making it a compelling choice for those looking to buy.

The property is EPC rated D, ensuring a decent energy efficiency level, and falls within council tax band C.

PLEASE NOTE:

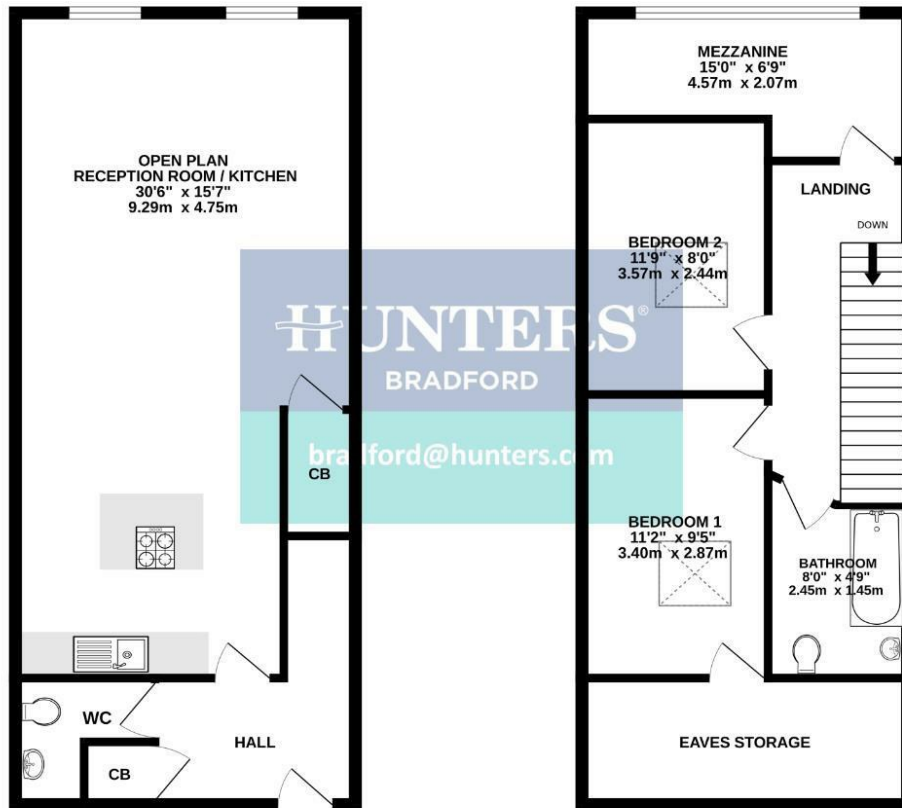
The property is currently tenanted with an income : as advised by Vendor, which will need to be verified by Solicitors on Sale Agreed.





THIRD FLOOR

UPSTAIRS



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

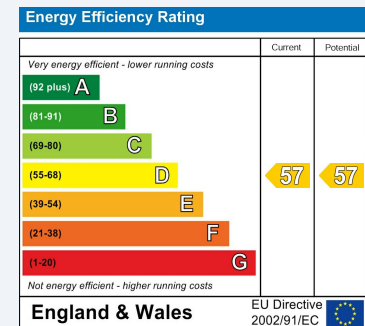
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.