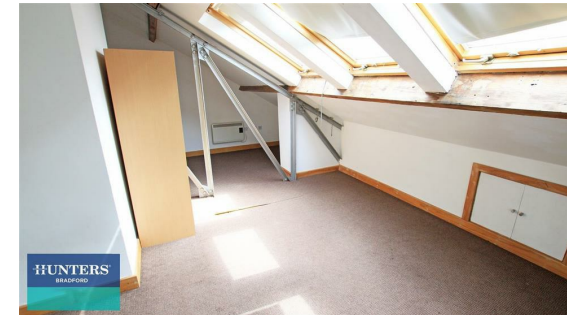
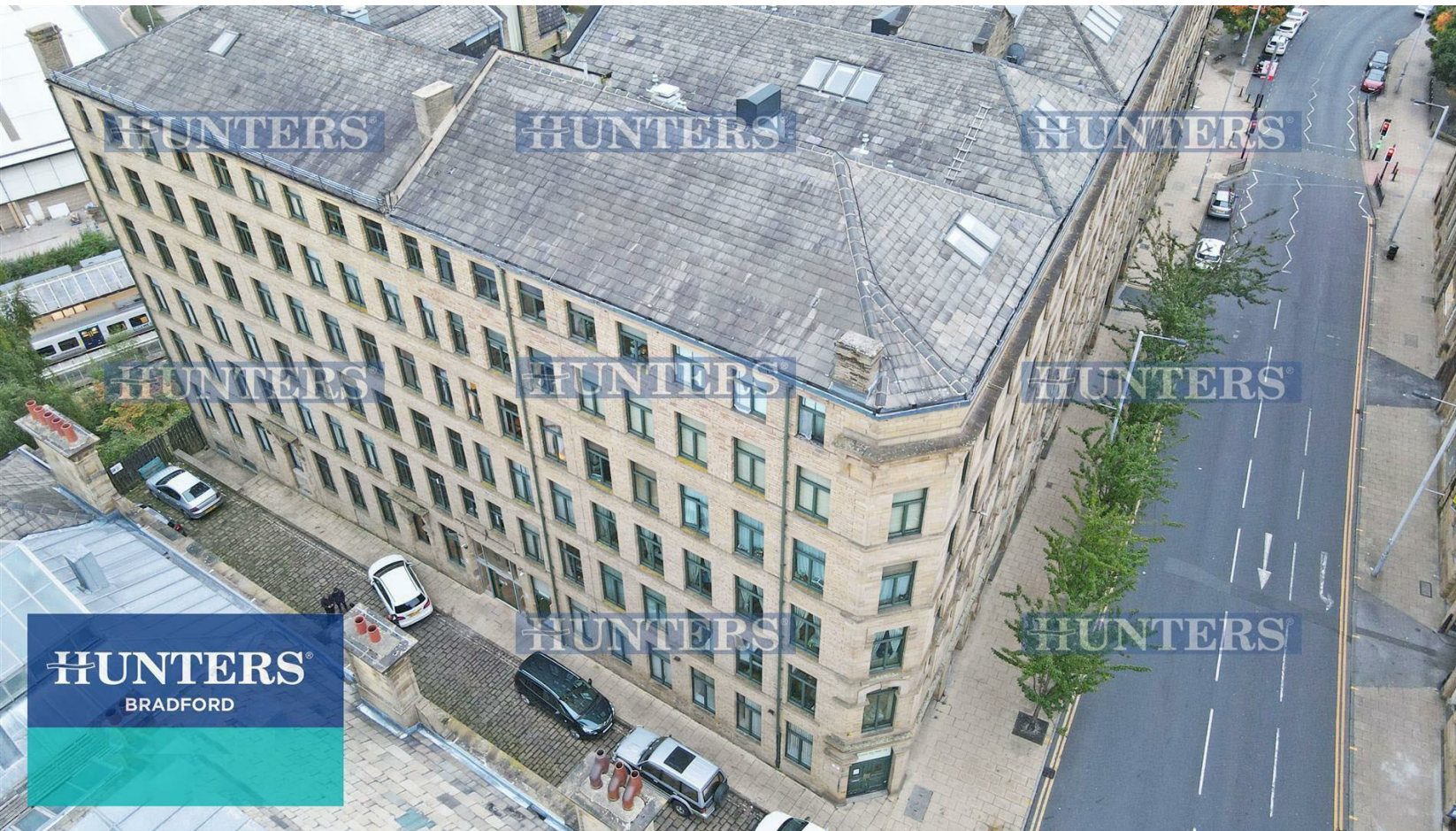




## Broadgate House (SR) Bradford, West Yorkshire, BD1 4QQ

- \*\*\* INVESTOR OPPORTUNITY \*\*\*
- ONE BEDROOM DUPLEX APARTMENT
- INTEGRATED APPLIANCES
- KEY FOB ENTRY SYSTEM
- EPC RATING GRADE D
- CURRENTLY TENANTED AT £600 PCM
- OPEN PLAN LOUNGE / KITCHEN
- LARGE BEDROOM AREA
- COUNCIL TAX BAND B

**Fixed Asking Price £55,000**



# Broadgate House, (SR) Bradford, West Yorkshire, BD1 4QQ

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - BROADGATE HOUSE

\*\*\* INVESTOR OPPORTUNITY \*\*\* - CURRENTLY TENANTED AT £600 PCM

Tenancy period 27/01/2025 - 26/01/2026

LEASEHOLD 102 YEARS REMAINING UNTIL 10/11/2129

ANNUAL SERVICE CHARGE £1445.20

ANNUAL GROUND RENT £301.59

ONE BEDROOM DUPLEX APARTMENT  
SPACIOUS OPEN PLAN LOUNGE / KITCHEN  
INTEGRATED APPLIANCES  
LARGE BEDROOM AREA  
KEY FOB ENTRY SYSTEM  
LIFT ACCESS

### COMPRISING OF:

Ground Floor - Open Plan Kitchen/Lounge, Bathroom with bath shower over, basin and WC)

First Floor - Bedroom 1

PLEASE NOTE - Pictures are from prior to existing tenancy in place

There are Local Amenities, Schools, Shops and Transport Links within the area.









GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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.  
Made with Metropix ©2022

### Viewings

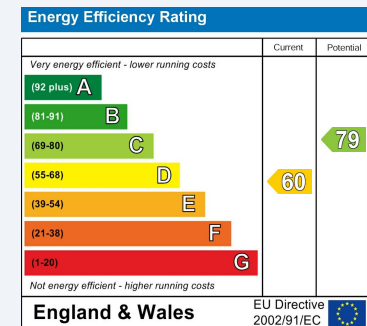
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.