

Chapman Road, Thornbury, Bradford, West Yorkshire, BD3 7FE

- TWO BEDROOM SECOND FLOOR APARTMENT
- LEASEHOLD PROPERTY- 125 YEARS FROM 01/01/2010
- OPEN PLAN LOUNGE / KITCHEN
- 1 ALLOCATED PARKING SPACE + VISITOR SPACES
- COUNCIL TAX BAND B
- WELL PRESENTED THROUGHOUT
- SERVICE CHARGE £1265.75 & GROUND RENT £350 PER ANNUM
- MODERN BATHROOM SUITE
- LOCATED IN THORNBURY, CLOSE TO BOTH BRADFORD & LEEDS
- EPC RATING GRADE B

Offers In The Region Of £110,000

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DESCRIPTION

Welcome to this charming well presented, two-bedroom second floor apartment located at Horton House, Chapman Road in the desirable area of Thornbury, Bradford. This leasehold property, with a lease term of 125 years commencing from January 1, 2010, offers a perfect blend of modern living and convenience.

The vendor has advised us, that the property has been newly decorated, throughout along with new carpets and lino.

Service charge £1265.75 per annum
Ground Rent £350 per annum

Upon entering, you will be greeted by a hallway, leading to a spacious open-plan lounge and kitchen area, ideal for both relaxation and entertaining. The contemporary design of the kitchen complements the living space, with integrated kitchen appliances, creating a warm and inviting atmosphere. The apartment features two comfortable bedrooms, providing ample space for a small family or professionals seeking a home office.

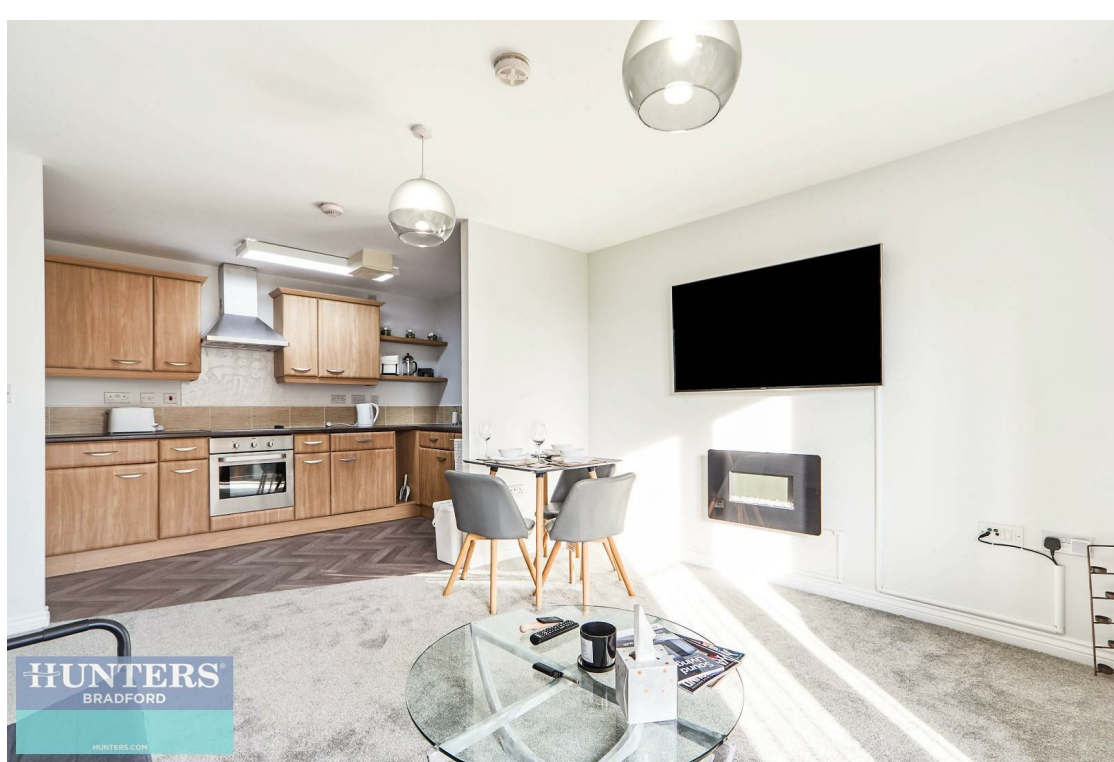
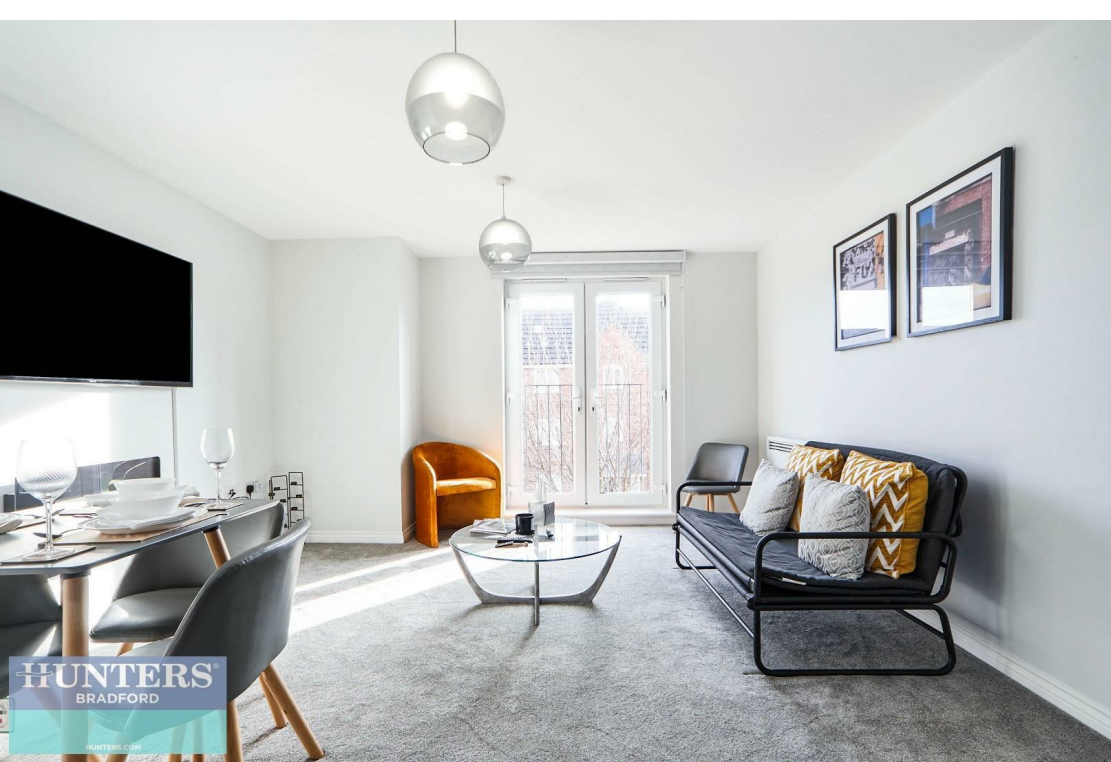
The modern bathroom suite is tastefully designed, ensuring a pleasant experience for daily routines. Additionally, the property benefits from an allocated parking space plus visitor parking, making it convenient for residents and visitors alike.

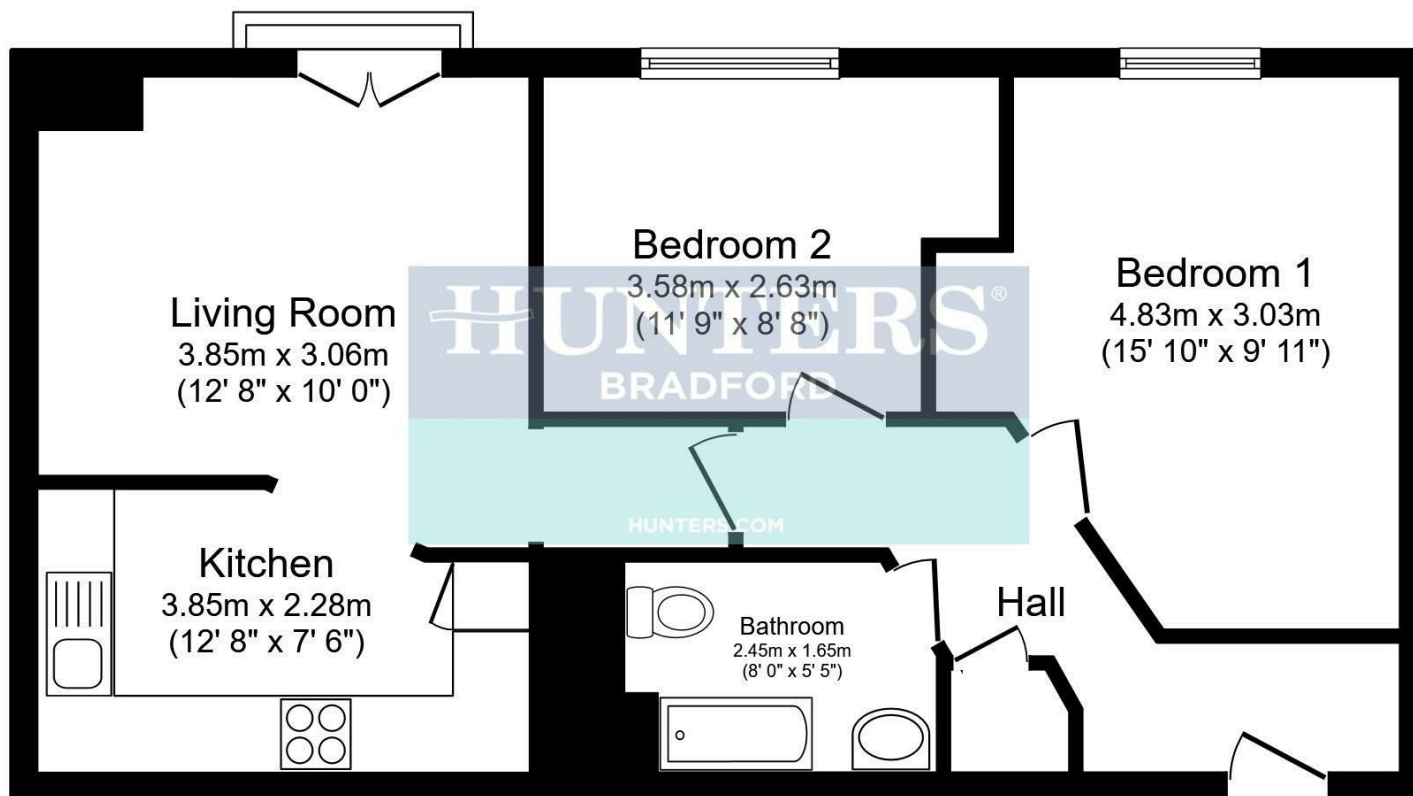
Situated in Thornbury, this apartment is well-connected to local amenities and transport links, making it an excellent choice for those who wish to explore the vibrant city of Bradford or Leeds and its surroundings. The property falls under Council Tax Band B, offering an affordable option for potential buyers or renters.

Energy Performance Certificate (EPC) rating of Grade B, this apartment is energy-efficient, and a new EPC is currently awaited.

This property is perfect for anyone looking for a stylish and practical living space in a thriving community. Don't miss the opportunity to make this delightful apartment your new home.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

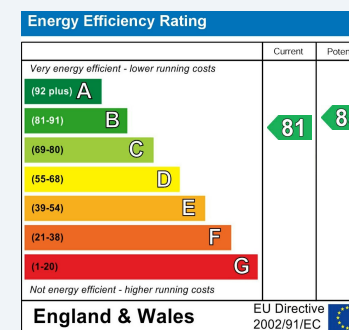
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.