



## Bolton Court, Lister Lane Bolton, Bradford, West Yorkshire, BD2 4LR

- TWO BEDROOM FIRST FLOOR APARTMENT
- KITCHEN WITH BUILT IN APPLIANCES
- BALCONY ACCESS FROM THE LOUNGE
- DOUBLE GLAZING
- COUNCIL TAX BAND A

- RENOVATED BY THE CURRENT OWNER
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- PRIVATE RESIDENT AREA WITH PARKING
- EPC RATING GRADE C

# HUNTERS®

Sales ▪ Lettings ▪ Management

Asking Price £80,000



# Bolton Court, Lister Lane Bolton, Bradford, West Yorkshire, BD2 4LR

Welcome to this charming two-bedroom first-floor apartment located at Bolton Court, Lister Lane, Bolton, Bradford, West Yorkshire. This delightful flat has been thoughtfully renovated by the current owner, offering a modern and comfortable living space.

Leasehold Term : 999 years from 7 December 1989

Service charge 01 Jan 2025 - 31 Dec 2025 £1,175.50

No Ground Rent

As you enter, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The lounge boasts access to a lovely balcony, allowing you to enjoy fresh air and views of the surrounding area. The kitchen is equipped with built-in appliances, making it both functional and stylish, ideal for those who enjoy cooking.

The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. The modern shower room is designed with modern fittings, ensuring convenience and comfort for daily routines.

Additional benefits of this property include gas central heating and double glazing, which contribute to a warm and energy-efficient home. Situated in a private residential area, the flat also offers parking, adding to the convenience of urban living. There are garages available to rent from the management company.

With a council tax band of A and an EPC rating of grade C, this apartment is not only appealing but also economical.

This property is perfect for first-time buyers, investors and small families, or those looking to downsize. Do not miss the opportunity to make this lovely flat your new home.

Service charge and ground rent are from the vendor, these should be confirmed via solicitors when purchasing.







<b>Hallway</b>	<b>Bedroom 1</b>	<b>Shower Room</b>
<b>Living Room</b>	9'1" x 12'4"	8'0" x 4'7"
16'6" x 12'10"	<b>Bedroom 2</b>	<b>Balcony</b>
<b>Kitchen</b>	5'8" x 12'8"	5'2" x 7'3"
11'11" x 7'3"		







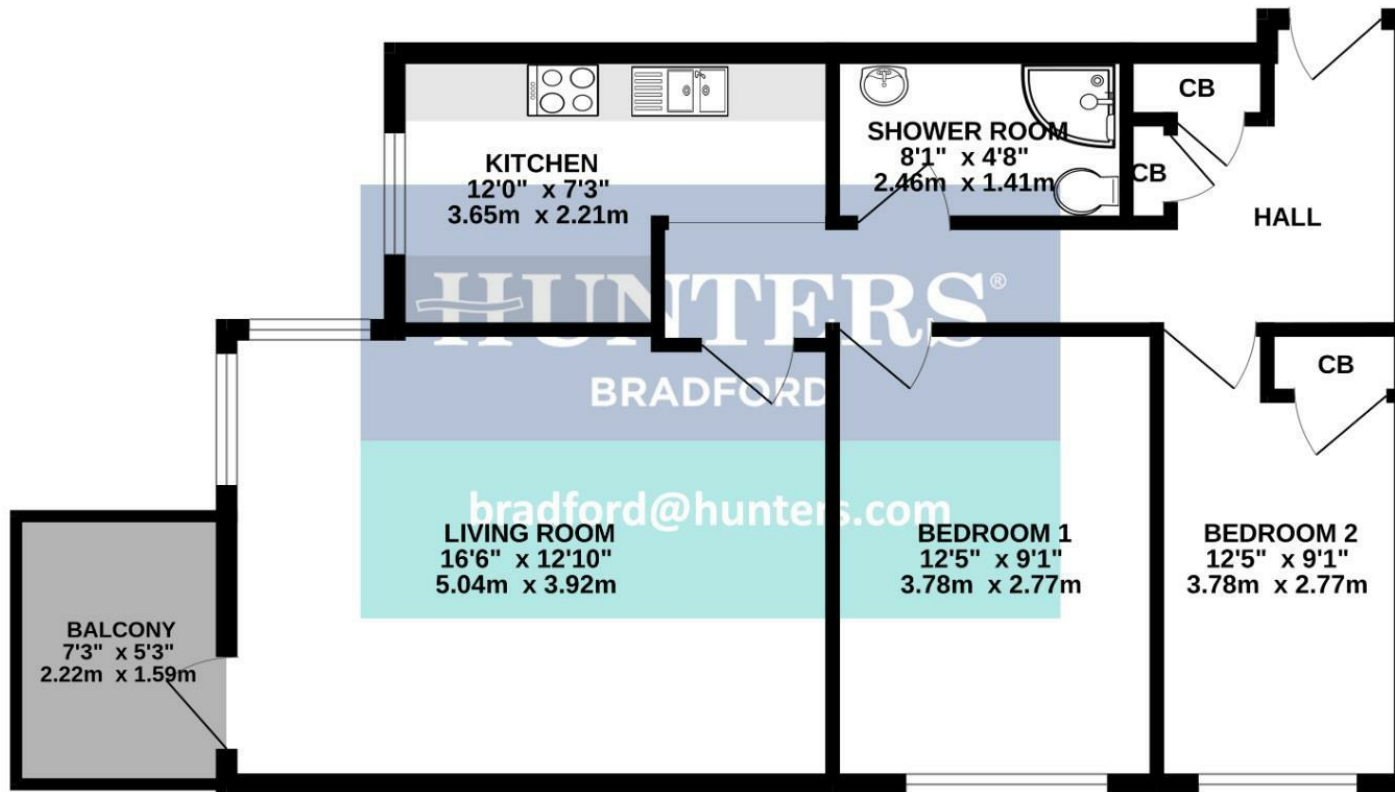
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.





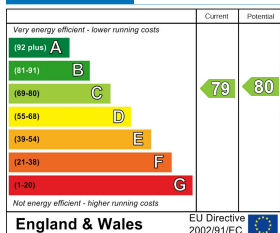


## FIRST FLOOR



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 ©2025

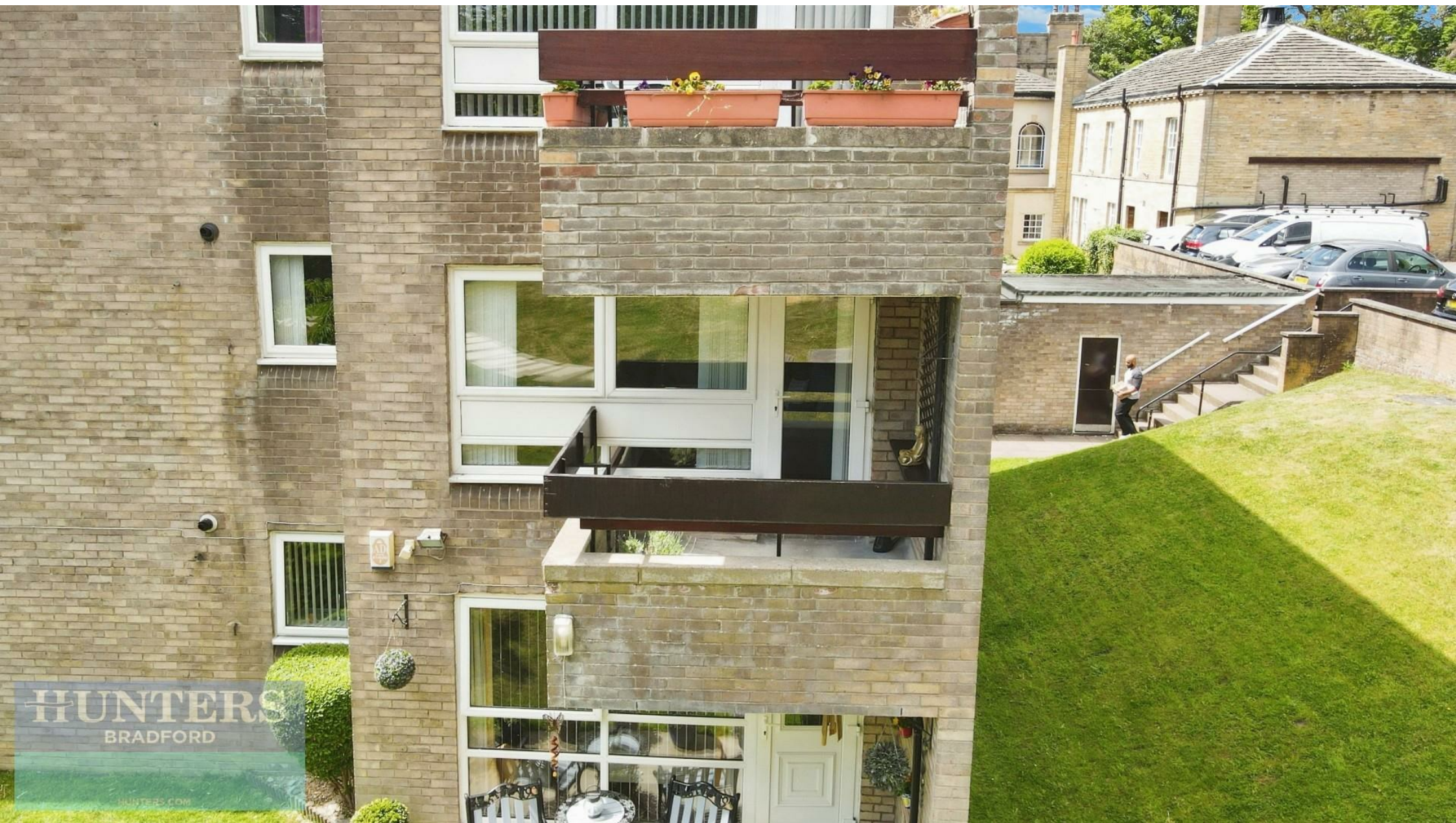
### Energy Efficiency Rating



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>





HUNTERS  
BRADFORD

HUNTERS.COM