



**Mulberry Court Bradford Road, East Bierley Bradford BD4 6PQ**

**welcome to**

**Mulberry Court Bradford Road, East Bierley Bradford**

GUIDE PRICE \*£90,000 - £100,000\*

Modern ground floor apartment with open plan kitchen and living room, bathroom, two good sized bedrooms with the master having an ensuite shower room. Offered with vacant possession No chain.



## Property Information

Two bedroom ground floor flat in BD4 offers a modern and spacious layout, perfect for comfortable living. The open-plan kitchen and lounge provide a bright and airy feel, while the master bedroom benefits from a private ensuite.

The property is close to local amenities and transport links, making commuting a breeze.

Nearest school includes Tong academy.

## Kitchen Lounge

17' 7" max x 17' 1" max ( 5.36m max x 5.21m max )

Modern fitted kitchen with wall, drawer and base units, wall hung boiler, plumbing for washer, oven, hob and extractor fan, sink with drainer, space for table and chairs and plenty of living space, modern flooring, central heating radiator.

## Bedroom 1

13' 5" max x 11' 1" max ( 4.09m max x 3.38m max )

Double bedroom with Juliet balcony, modern flooring, central heating radiator.

## Ensuite

Comprising of walk in shower, wash basin and low flush WC, extractor fan.

## Bedroom 2

10' 2" max x 9' 2" max ( 3.10m max x 2.79m max )

Another good sized double bedroom with modern flooring, double glazed window and central heating radiator.

## External

Allocated parking space.



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## **Mulberry Court Bradford Road, East Bierley Bradford**

- GUIDE PRICE \*£90,000 - £100,000\*
- Modern two bedroom flat
- Master with en-suite
- Open-plan living to kitchen lounge
- Ground Floor convenience with allocated parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PDY115416 - 0005

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