





Mulberry Court Bradford Road, East Bierley Bradford BD4 6PQ



welcome to

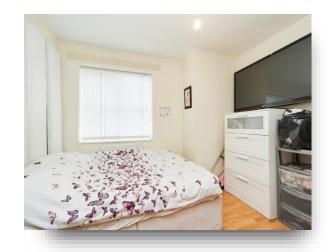
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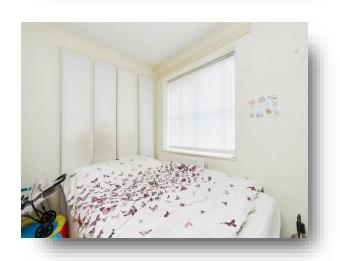
GUIDE PRICE *£90,000 - £100,000*

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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- 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

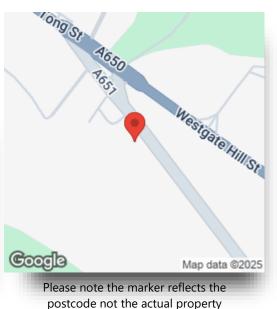
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000









view this property online williamhbrown.co.uk/Property/PDY115416



Property Ref: PDY115416 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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