



**Holland Park, BRADFORD BD9 6AF**



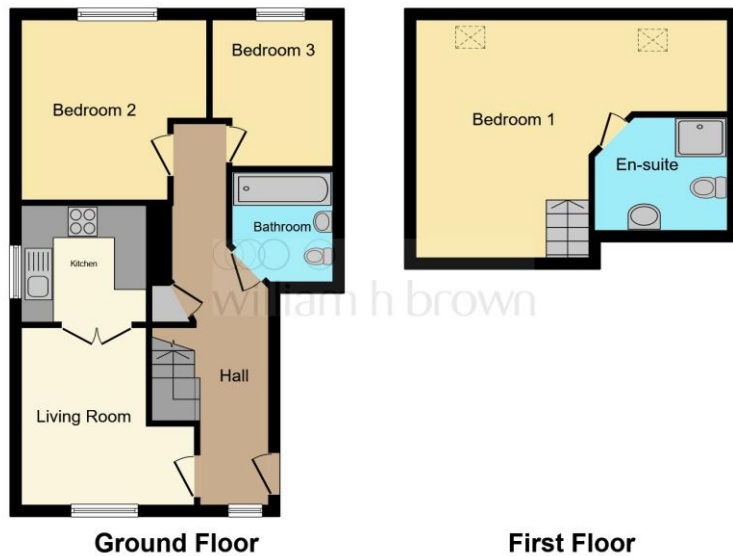
**welcome to**

**Holland Park, BRADFORD**

Situated in a gated complex with allocated parking is this light and airy three bedroom duplex apartment. Located in the popular Heaton village, close to the BRI hospital. uPVC double glazed windows & central heating. Energy Rating:C.



Situated in a gated complex is this light and airy three bedroom duplex apartment. Located in the popular Heaton village, close to the BRI hospital the property is ideal for the professional person. Positioned on top floor the apartment offers spacious accommodation, comprising: entrance hall, living room and separate kitchen, two bedrooms with bathroom and the third bedroom with three piece en-suite. Allocated parking space. uPVC double glazed windows and gas central heating. Energy Rating: C



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](http://www.focalagent.com)

## Entrance Hall

## Living Room

12' x 10' 10" ( 3.66m x 3.30m )

## Kitchen

9' 3" x 6' 9" ( 2.82m x 2.06m )

## Bedroom Two

11' 4" x 10' 10" ( 3.45m x 3.30m )

## Bedroom Three

8' 10" x 7' 4" ( 2.69m x 2.24m )

## Bathroom

## Bedroom One - Second Floor

19' 1" x 14' ( 5.82m x 4.27m )

## En-Suite

## Allocated Parking



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**welcome to**

## **Holland Park, BRADFORD**

- Situated in a gated complex
- Three bedrooms
- Duplex apartment
- En-suite to master bedroom
- Allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1292.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP110745 - 0008

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 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01274 531233**



[Shipley@williamhbrown.co.uk](mailto:Shipley@williamhbrown.co.uk)



21 Market Square, SHIPLEY, West Yorkshire,  
BD18 3QB



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**