



**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



**Ground Floor**



**First Floor**

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**



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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.



Property Ref:  
SHP110745 - 0008

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