

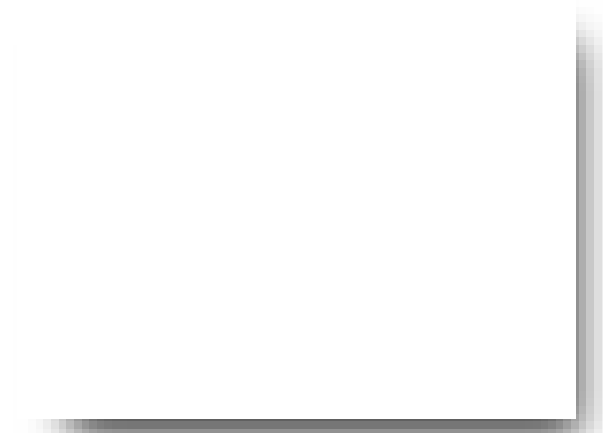


**Waterside View Harrogate Road, Bradford BD10 0FR**

**welcome to**

## **Waterside View Harrogate Road, Bradford**

Offering open plan living and en suite facilities, a two double bedroom second floor apartment, beautifully presented throughout. The apartment boasts beautiful views overlooking the canal and allocated parking. This would be perfect for first time buyers or someone looking to downsize.



### **Entrance Hall**

With a storage cupboard housing the washing machine.

### **Lounge/Kitchen**

16' 7" Max x 16' Max ( 5.05m Max x 4.88m Max )

Offering open plan living, the modern and stylish kitchen has a range of wall and base units with complimentary worksurfaces incorporating a sink, drainer, induction hob and there are a range of integrated appliances. The lounge area boasts fully glazed patio doors opening to a Juliet balcony with views overlooking the canal.

### **Bedroom One**

17' 8" Max x 9' 10" Max ( 5.38m Max x 3.00m Max )

A spacious double bedroom with access to en suite facilities and a window boasting views overlooking the canal.

### **En Suite**

With tiling to the floor and splash areas and fitted with a three piece suite comprising of a large walk in shower, wall mounted wash hand basin, wc, extractor fan and a chrome heated towel rail.

### **Bedroom Two**

13' 5" Max x 9' Max ( 4.09m Max x 2.74m Max )

A good size double bedroom with space for free standing furniture and a window boasting views overlooking the canal.

### **Bathroom**

With tiling to the floor and splash areas and fitted with a three piece suite comprising of a panel bath with shower over, wc, wall mounted wash hand basin, extractor fan and chrome heated towel rail.

### **Outside**

There is an allocated parking space.



***view this property online*** [williamhbrown.co.uk/Property/YEA106786](http://williamhbrown.co.uk/Property/YEA106786)





**welcome to**

## **Waterside View Harrogate Road, Bradford**

- Two Double Bedroom Second Floor Apartment
- Boasting Fabulous Canal Views
- Open Plan Living
- Well Presented Throughout
- En Suite Facilities

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/YEA106786](https://williamhbrown.co.uk/Property/YEA106786)



Property Ref:  
YEA106786 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 250 6996**



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



27 High Street, Yeadon, LEEDS, West Yorkshire,  
LS19 7SP



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