



Sunbridge Road, Bradford, West Yorkshire, BD1 2HB

Guide Price £34,000

Attractively priced 1 bed lower ground floor flat in central Bradford.
Ideal investment or affordable home. Currently tenanted at £450pm.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this appealing, 1 bedroom lower ground floor flat. Being an ideal investment property, close to the central amenities and university. Features include: double glazing, electric heating, neutral decoration, scope to modernise and door intercom. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, value, potential and investment opportunity.

PROPERTY SUMMARY

Accessed via communal entrance and stairwell, the accommodation includes a hallway, open plan lounge / kitchen, double bedroom and shower room. There are no external areas to the property, and parking is on street (restrictions apply)

LOCATION

This established location, surrounded by a variety of period, mixed use buildings, is centrally located for access into Bradford's centre and the many amenities on offer there. The university is also nearby, making this an ideal location for students and professional owners/tenants. There are road and rail transport links nearby, with Bradford Interchange and Forster Square railway stations within easy reach.

DIRECTIONS

Sat Nav location: BD1 2HB.

GROUND FLOOR

Communal entrance and hallway. Stairs down to:

LOWER GROUND FLOOR

Private entrance door to the flat, with inner hallway.

Open Plan Lounge/Kitchen 18' 4" x 9' 8" (5.58m x 2.94m) max.

At one end is a fitted kitchen, with space for freestanding and integrated appliances. Open plan into a lounge area, with room for a small breakfast/dining table if required. 2 x high level (pavement level) front windows and 2 x side windows.



Bedroom 10' 1" x 9' 6" (3.07m x 2.89m)

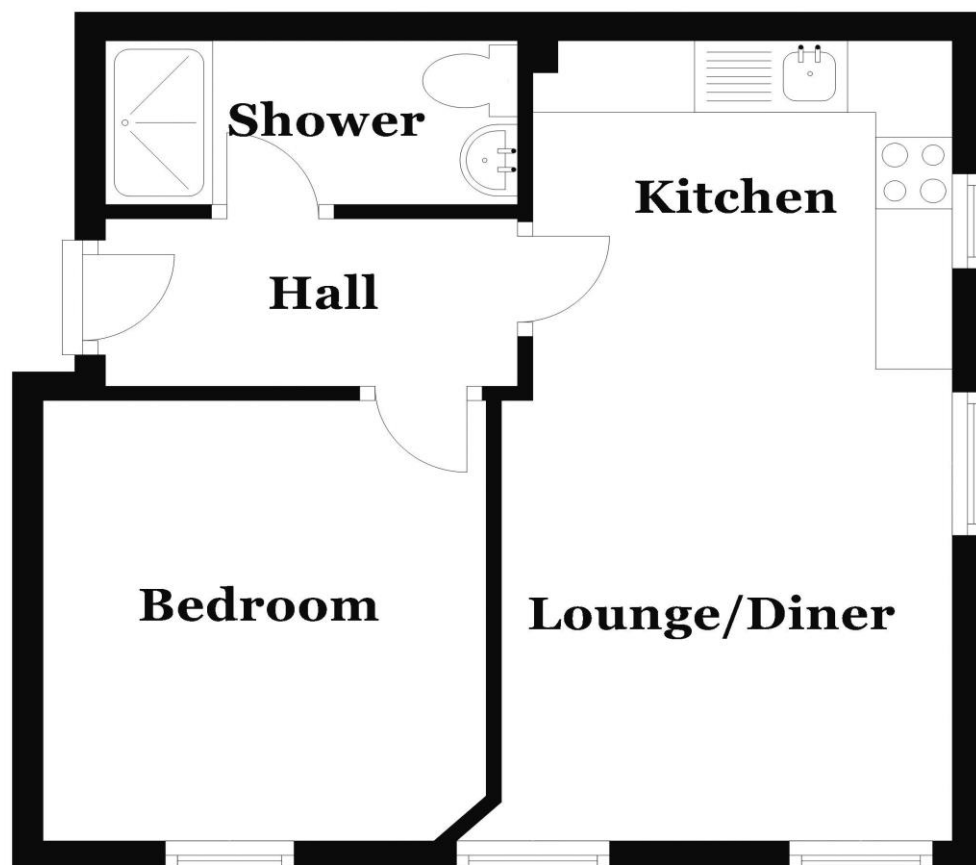
Double bedroom with high level (pavement level) front window

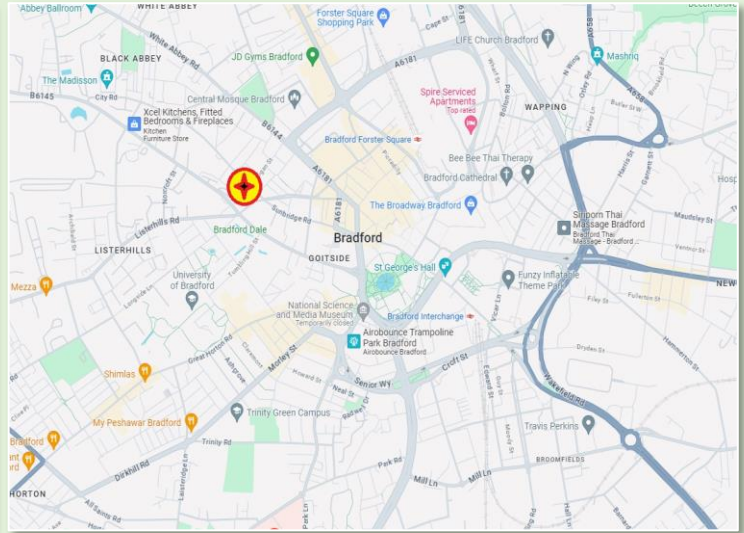
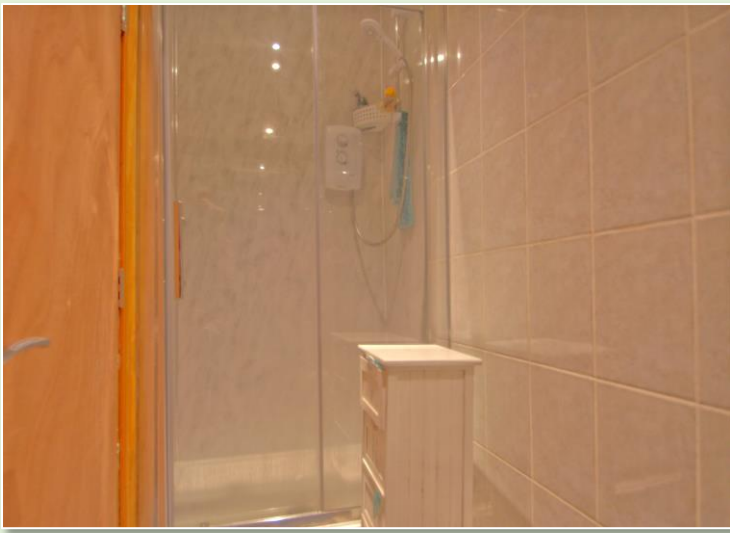
Shower Room 8' 10" x 3' 9" (2.69m x 1.14m)

Large shower cubicle with electric shower. Toilet and sink.



Lower Ground Floor





OUTSIDE

The building is street lined to the front and side. On street parking is available in the area (permits and/or restrictions apply).

AGENT’S NOTES

The property is leasehold with a 200 year lease from 1/11/2006. The ground rent is £250pa. Service charge is £825pa including buildings insurance. The property is currently tenanted on a 12 month AST from 2/9/23 at £450pm.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

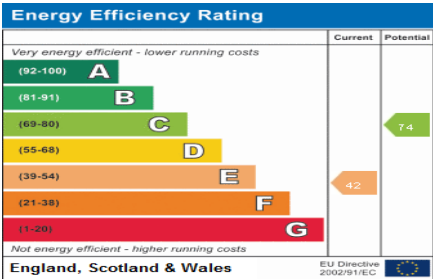
Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Leasehold.
Council Tax Band: A.

These details were prepared / amended on: 12/03/2024



AGENT’S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.

2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.

3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.

4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.

5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.

6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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