

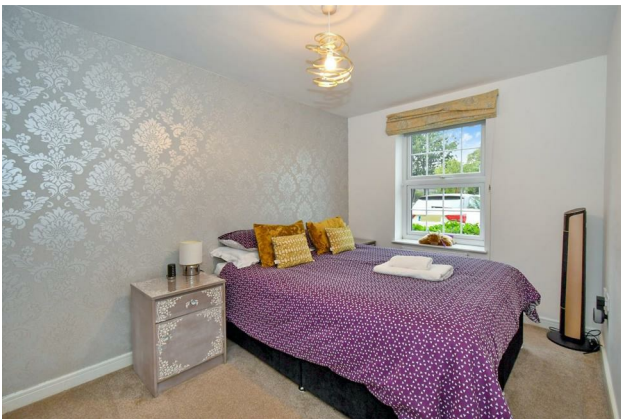
# HUNTERS®

HERE TO GET *you* THERE

**32 Canal Close, Bradford, BD10 0FN**

**Offers In The Region Of £185,000**

**Property Images**

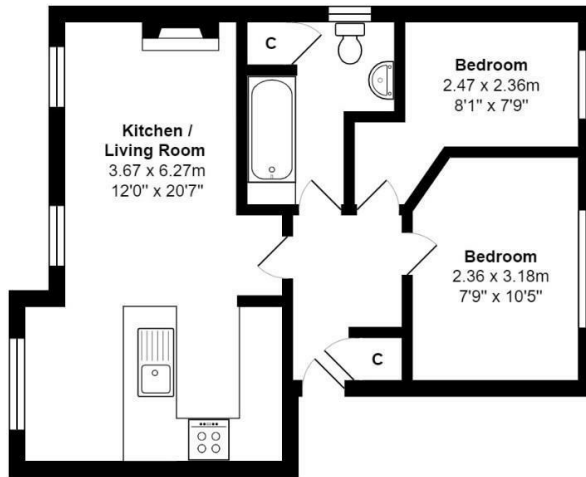


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## Property Images

## Floorplan



Ground Floor

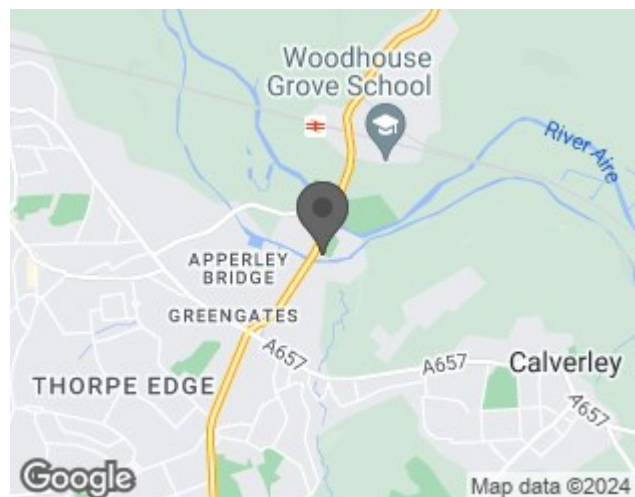
Total Area: 51.0 m<sup>2</sup> ... 548 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Features

- STYLISH GROUND FLOOR APARTMENT • BACKING ONTO CANAL • CLOSE TO TRAIN STATION • SERVICE CHARGE CHARGE £900 PER ANUM • GROUND RENT £140 PER ANUM • LEASE 999 YEARS FROM 1ST AUGUST 2018 • RESIDENTS PARKING • OPEN PLAN LIVING KITCHEN • CHAIN FREE • EPC RATING = B