

Otley Road, , Bradford, BD3 0DB

- TWO BEDROOM LEASEHOLD APARTMENT
- MODERN BATHROOM
- PARKING ON SITE
- CLOSE TO LOCAL TRANSPORT FACILITIES
- COUNCIL TAX BAND A
- LOUNGE / DINING ROOM
- MODERN KITCHEN
- CURRENTLY TENANTED
- AWAITING EPC GRADE
- GROUND RENT PA £10 - SERVICE CHARGE £2500 PA

Offers In The Region Of £50,000

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

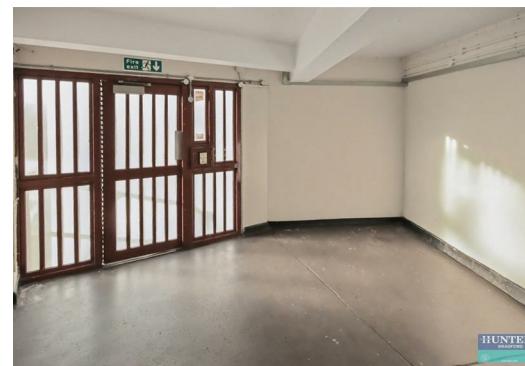
Nestled on the desirable Otley Road in Bradford, this charming purpose-built flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant area.

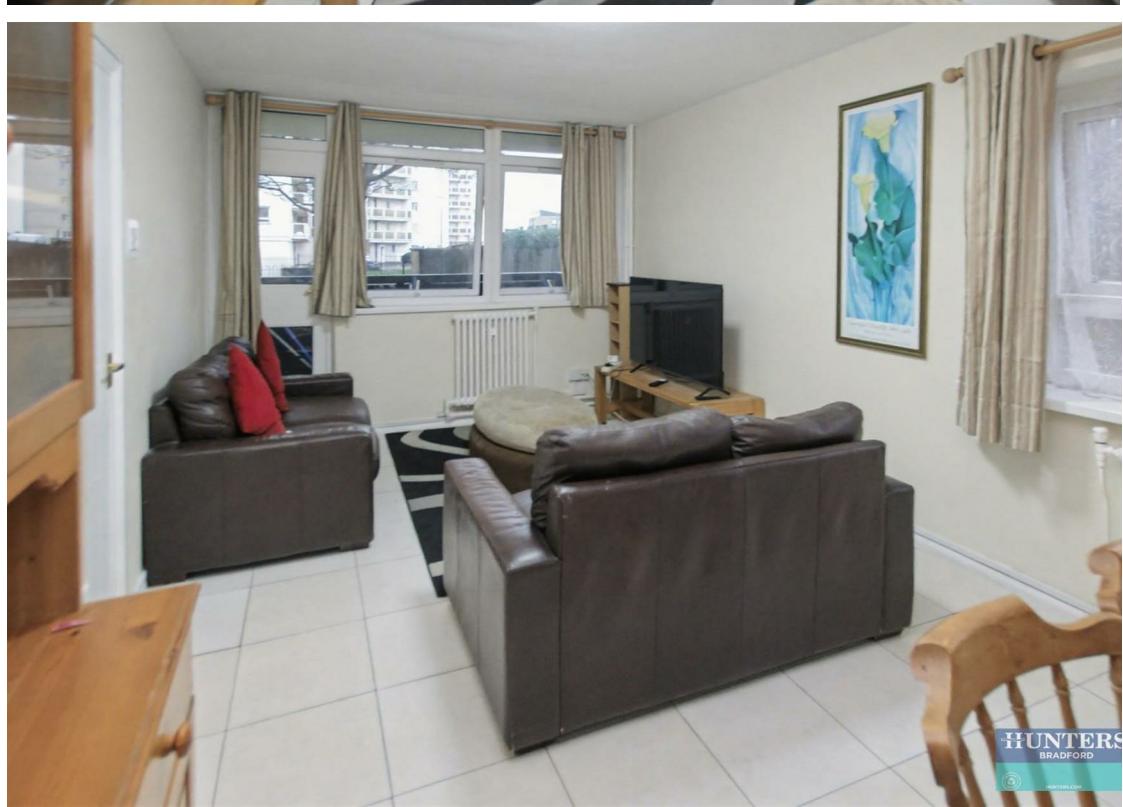
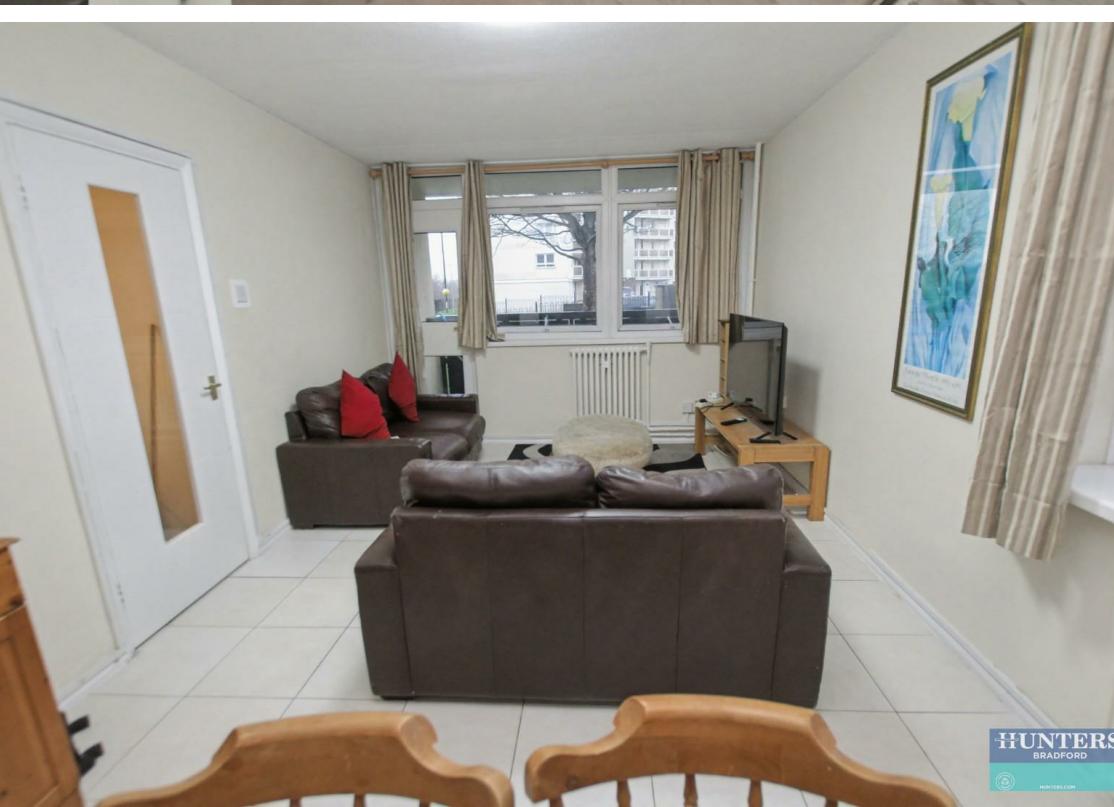
Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring that every inch of space is utilised effectively. The flat features a well-appointed bathroom, catering to all your daily needs with ease.

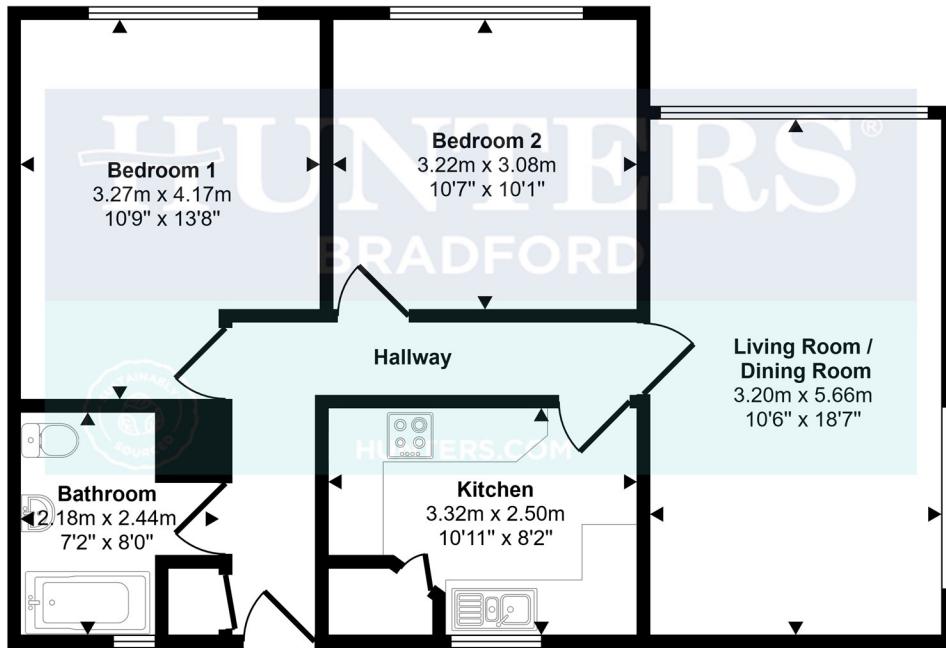
One of the standout features of this property is the dedicated parking space for one vehicle, a rare find in urban settings, providing you with added convenience and peace of mind.

The location on Otley Road offers excellent access to local amenities, including shops, cafes, and parks, making it an ideal spot for those who appreciate both tranquillity and accessibility. With good transport links nearby, commuting to the city centre or surrounding areas is straightforward.

This flat presents a wonderful opportunity for anyone looking to settle in a welcoming community while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental investment, this property is certainly worth considering.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.