



Colonial Buildings

Sunbridge Road, Bradford, BD1 2NB

Offers Over £70,000

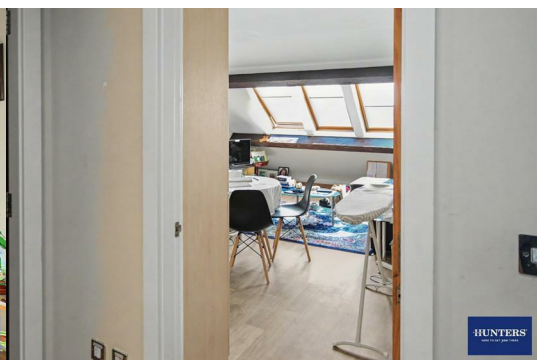
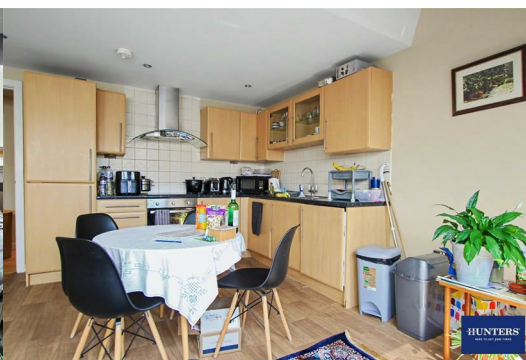


Nestled in the heart of Bradford, this stunning penthouse loft duplex apartment at Colonial Buildings on Sunbridge Road offers a unique blend of modern living and urban charm. With two spacious bedrooms and two well-appointed bathrooms, this property is perfect for those seeking comfort and convenience in a vibrant city setting.

As you enter the apartment, you are greeted by a bright and airy reception room that boasts impressive views across Bradford, allowing you to enjoy the city's skyline from the comfort of your home. The open-plan design creates a welcoming atmosphere, ideal for both relaxation and entertaining guests.

The property benefits from the added convenience of a caretaker, ensuring that the building is well-maintained and secure. An allocated parking space is also included, providing ease of access for residents in this bustling area.

Currently tenanted, this apartment presents an excellent opportunity for investors or those looking to make a home in a lively community. With its prime location and modern amenities, this penthouse loft duplex is a rare find in Bradford's property market. Don't miss the chance to experience city living at its finest.



GROUND FLOOR

Kitchen Lounge Diner 13'6" x 19'0" (4.13 x 5.81)

Bedroom Two 7'1" x 18'11" (2.17 x 5.78)

Hallway

Family Bathroom 6'10" x 6'5" (2.10 x 1.96)

SECOND FLOOR

Bedroom One 22'0" x 16'4" (6.72 x 4.98)

En Suite

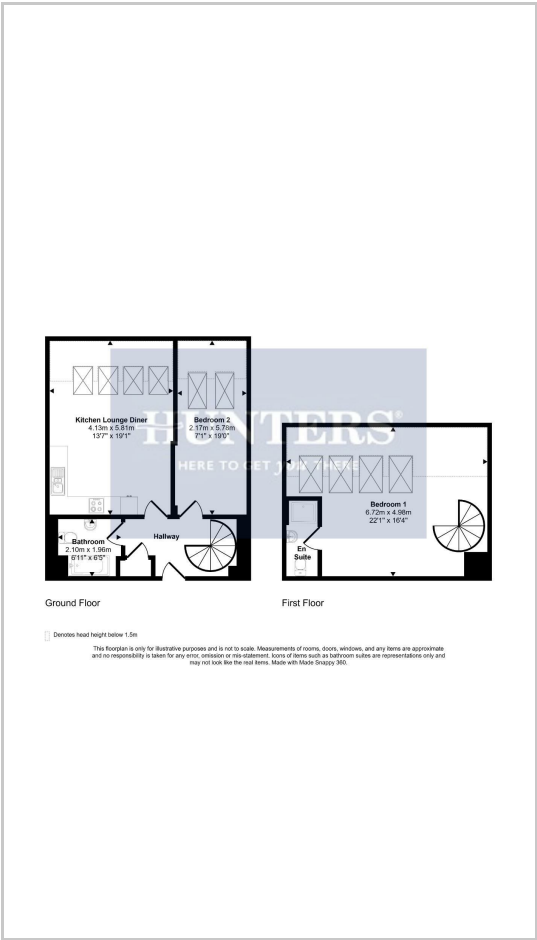
SERVICE CHARGE ADDITIONAL INFO

Vendor has informed us of the following: The service charge has been temporarily escalated, primarily to cover the replacement of the old windows in the building with aluminium ones. That is likely to reduce by c £1,000 p/y once the work is complete

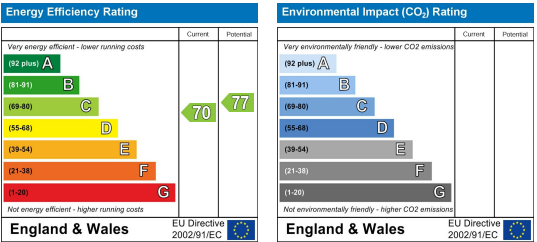
Area Map



Floor Plans



Energy Efficiency Graph



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.