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4 Hick Street, Bradford, West Yorkshire, BD1 5AW

- TWO BEDROOM APARTMENT
- OPEN PLAN LIVINGROOM/ KITCHEN
- HIGH CEILINGS
- LOCATED IN LITTLE GERMANY
- GROUND RENT £332.57 PA - SERVICE CHARGE £2855.76 PA
- HISTORIC MILL CONVERSION
- EXPOSED BRICK WORK
- CLOSE TO LOCAL AMENITIES
- CURRENTLY TENANTED PAYING £750 PCM
- EPC TBC - COUNCIL TAX BAND C

Asking Price £75,000

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Presenting this exceptional two-bedroom apartment for sale, ideally situated within a converted mill in the heart of Little Germany. This property offers a unique blend of historical charm and contemporary city centre living, making it an outstanding opportunity for first time buyers and investors alike.

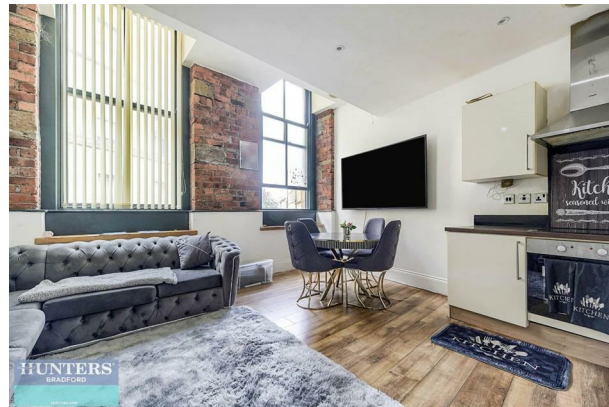
Upon entering, you are greeted by a spacious and open-plan reception room, featuring exposed brickwork and impressive high ceilings that accentuate the property's character and sense of space. The neutral decor throughout allows for a variety of personal touches, providing a welcoming canvas to make your own.

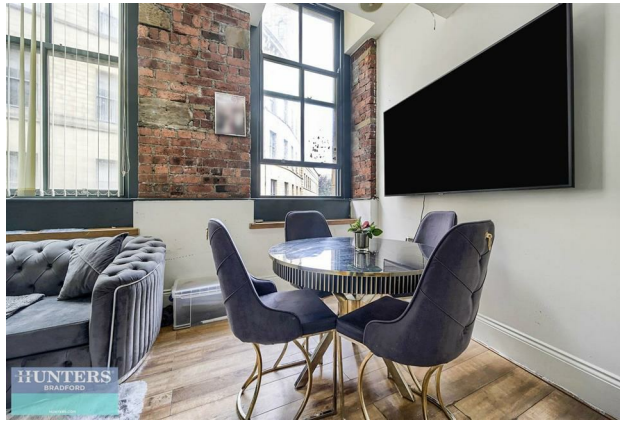
Both bedrooms are generously proportioned doubles, perfect for accommodating a range of living arrangements, whether for a young family, professionals, or as an attractive rental investment. Situated in an urban area renowned for its architectural significance, the property is just moments away from essential local amenities, ensuring convenience on your doorstep.

This stylish and open-plan property within a historic conversion is a rare find in the vibrant setting of Little Germany. With its blend of unique features, versatile living space, and a sought-after city centre location, this apartment represents an outstanding lifestyle opportunity or investment prospect.

Early viewing is highly recommended to fully appreciate the charm and potential this superb property offers. Contact us today to arrange your appointment.

EPC RATING C - COUNCIL TAX BAND C





Hallway

Open Plan Living/Kitchen

16'6" x 15'8"

Bedroom One

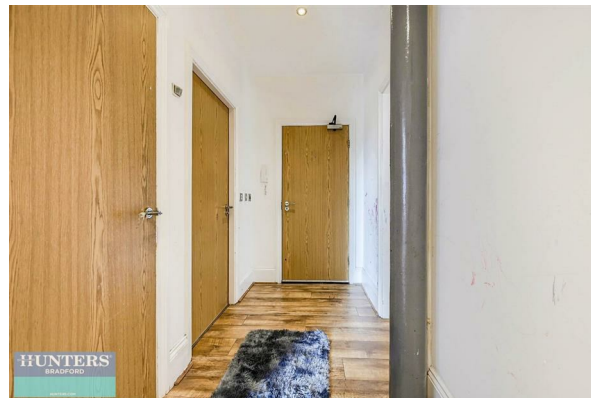
22'2" x 15'5"

Bedroom Two

14'8" x 7'6"

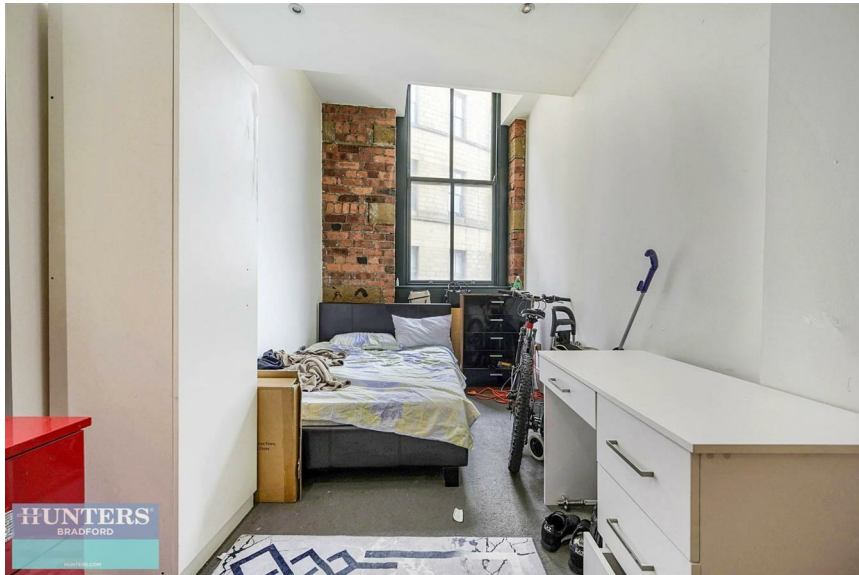
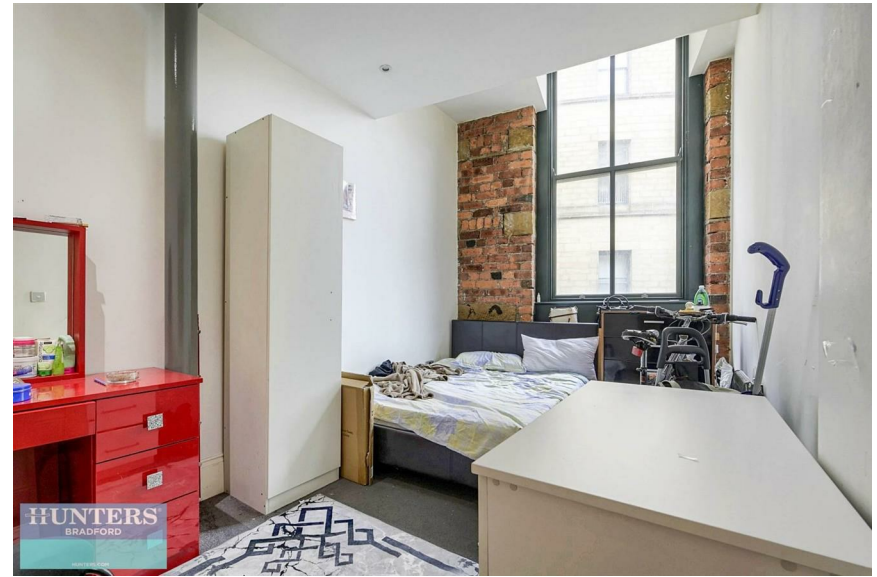
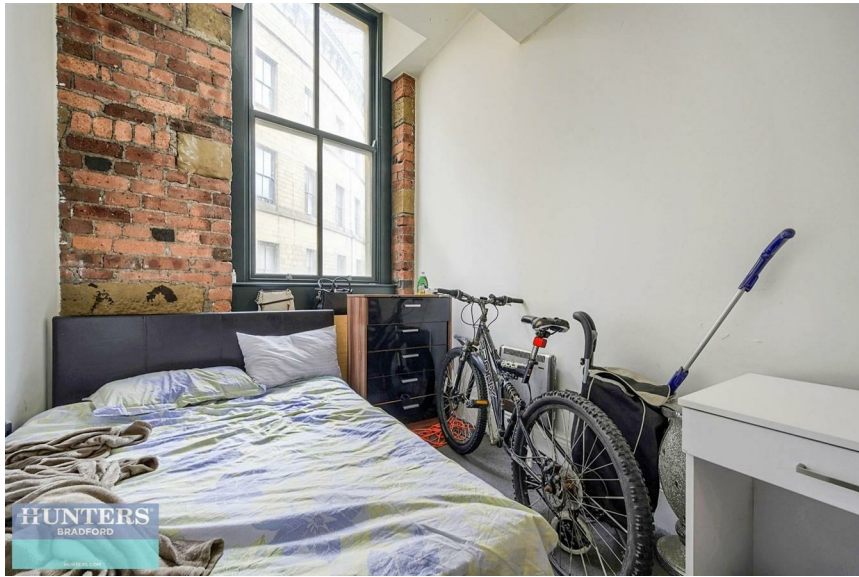
Family Bathroom

12'3" x 6'3"





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. 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.









Floor Plan
 Floor area 62.4 sq.m. (671 sq.ft.)

Total floor area: 62.4 sq.m. (671 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	84
(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	

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -
 01274 393955 <https://www.hunters.com>

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