



Waters Walk, Bradford BD10 0LZ

william
h brown

welcome to

Waters Walk, Bradford

Spacious duplex apartment with stunning canal views. Features three good-sized bedrooms, en suite facilities, and allocated parking. Located near Apperley Bridge Train Station in a highly desirable area. Modern living in a perfect setting—book your viewing today!



Entrance Hall

With a storage cupboard under the stairs.

Lounge/Diner

A spacious, bright and airy room open to the kitchen with windows overlooking the canal.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and hob with extractor fan above and a tiled splashback.

Integrated appliances include an oven, fridge freezer and there is space for a washing machine.

Bedroom One

A spacious double bedroom with a fitted wardrobe and access to en suite facilities.

En Suite

With tiling to splash areas and fitted with a three piece suite comprising a shower cubicle, basin and wc.

Bedroom Two

A spacious double bedroom with space for free standing furniture.

Bedroom Three

A spacious single bedroom with space for free standing furniture.

Bathroom

A modern bathroom with tiling to splash areas, fitted with a three piece suite comprising a bath with shower over, basin and wc.

Outside

There is resident parking.



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welcome to

Waters Walk, Bradford

- SPACIOUS DUPLEX APARTMENT
- VIEWS OVERLOOKING THE CANAL
- THREE GOOD SIZE BEDROOMS
- EN SUITE FACILITIES
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1140.00

Ground Rent: 415.00

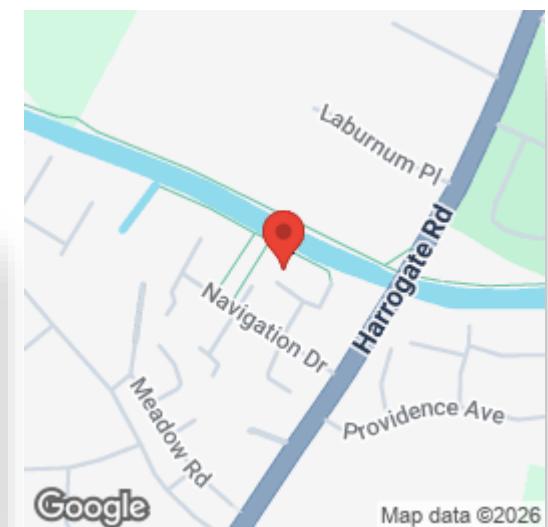
This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 2004.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers over

£180,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
YEA107260 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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