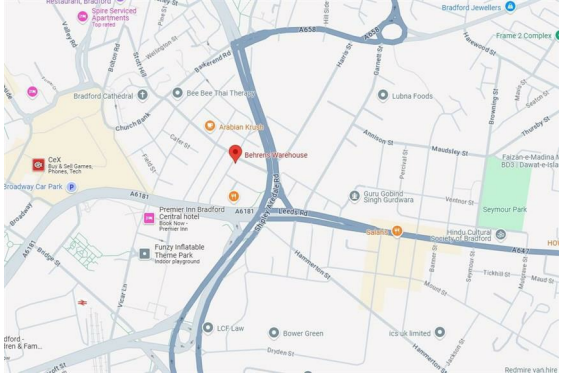








Behrens Warehouse, East Parade, Little Germany, Bradford, West Yorkshire, BD1 5HD

- OF INTEREST TO INVESTORS ONLY
- CURRENTLY TENANTED AT £680 PCM UNTIL 12/03/2025
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- HISTORICAL TOWN CENTRE LOCATION
- COUNCIL TAX BAND C
- TWO BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE / KITCHEN
- THREE PIECE BATHROOM SUITE
- CLOSE TO BUS AND TRAIN STATIONS, AMENITIES AND BROADWAY SHOPPING CENTRE
- EPC RATING GRADE E

Offers Over £60,000

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HERE TO GET *you* THERE

Behrens Warehouse, East Parade, Little Germany, Bradford, West Yorkshire, BD1 5HD

DESCRIPTION

INVESTORS ONLY - TWO BEDROOM LEASEHOLD APARTMENT

LEASEHOLD TERM - 125 YEARS FROM 01/01/2003
ANNUAL SERVICE CHARGE £1750
ANNUAL GROUND RENT £150
TENANTED AT £680 PCM UNTIL 12/03/2025

Nestled in the historical town centre of Bradford, West Yorkshire, this charming two-bedroom first-floor apartment in the Behrens Warehouse is a gem for investors seeking a lucrative opportunity.

Boasting a spacious modern living space, this new build property offers a delightful open-plan lounge and kitchen, perfect for relaxing or entertaining guests. The property features a stylish ensuite shower room in the master bedroom, along with a convenient three-piece bathroom suite for added comfort.

Convenience is key with this apartment, as it is currently tenanted at £680 per calendar month, ensuring a steady income stream for the savvy investor. Situated close to bus and train stations, as well as the Broadway Shopping Centre, residents will have easy access to amenities and transportation links.

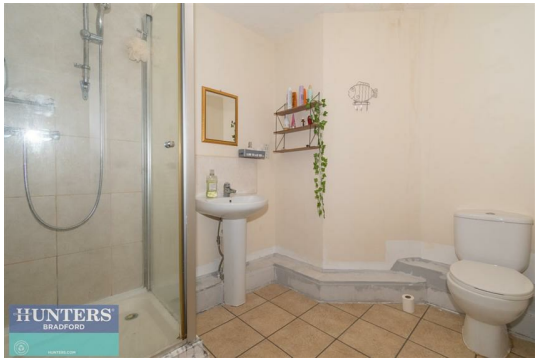
this property exudes contemporary charm while being complemented by the rich history of its surroundings. With a Council Tax Band C and an EPC rating grade E, this apartment presents a fantastic investment opportunity in a prime location.

Don't miss out on the chance to own a piece of Bradford's vibrant town centre - seize this opportunity to invest in a property that offers both modern comfort and historical charm.

Leasehold , service charge and ground would need to be confirmed via your solicitor on sale agreed.







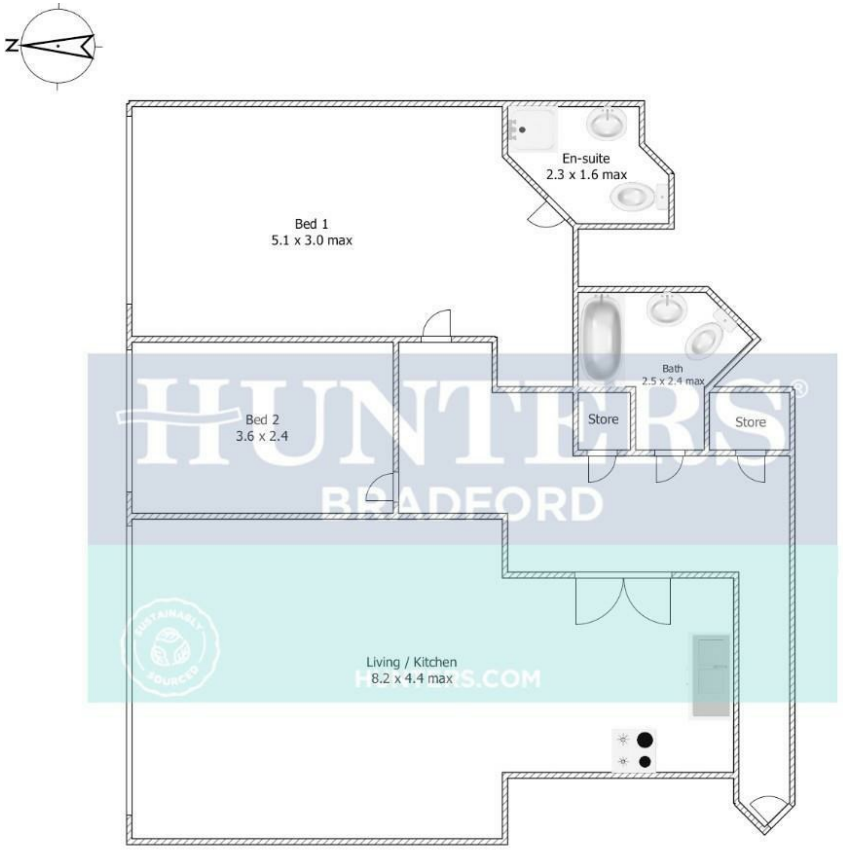



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1ST FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and scaling of doors/windows/utilties/appliances/fittings are approximate and no responsibility will be taken for any error, omission, or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

(Dimensions in metres)

Viewings

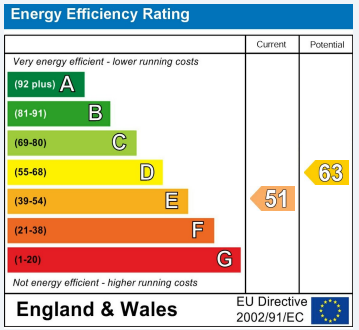
Please contact bradford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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