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HUNTERS®

Sales ▪ Lettings ▪ Management

130 Sunbridge Road, Bradford, West Yorkshire, BD1 2PF

- TWO DOUBLE -BEDROOM APARTMENT
- ENSUITE TO MASTER BEDROOM
- CENTRAL LOCATION
- EXCELLENT PUBLIC TRANSPORT LINK
- SOLD VIA MODERN METHOD
- GROUND FLOOR
- OPEN PLAN LIVING AREA
- NEUTRAL DECOR
- IDEAL INVESTMENT PROPERTY
- COUNCIL TAX BAND A - EPC GRADE E

By Auction £30,000

130 Sunbridge Road, Bradford, West Yorkshire, BD1 2PF

Introducing this contemporary ground floor flat, perfectly positioned in the heart of BD1. This neutrally decorated apartment offers a bright and airy ambiance, ideal for both first time buyers and investors seeking a stylish residence in an urban setting.

The property comprises a spacious open-plan reception room and kitchen, providing a versatile living and entertaining space. The modern kitchen is seamlessly integrated, making it perfect for relaxing evenings or hosting guests. Both bedrooms are generously sized doubles, ensuring ample space and comfort. The primary bedroom benefits from a convenient en-suite, adding an extra touch of privacy and luxury, while the second double bedroom offers flexibility for guests or additional family members. There is a second bathroom, providing further convenience for residents and visitors alike.

Residents will appreciate strong public transport links, allowing for easy commuting and access to the surrounding area, as well as the array of local amenities, shops, and eateries nearby – everything you need is within easy reach.

The ground floor location ensures easy access and added convenience, making this apartment a practical choice for anyone seeking a blend of modern living and accessibility. Its open-plan design and neutral finish create a welcoming environment ready for you to add your personal touch.

Whether you are looking to step onto the property ladder or searching for a promising investment opportunity, this apartment presents a fantastic chance to secure a home in a sought-after urban area. Arrange a viewing today to fully appreciate everything this two bedroom, two bathroom flat has to offer.

Annual Ground Rent £250.00

Annual Service Charge £2000.00

COUNCIL TAX BAND A - EPC GRADE E





Hallway

Open Plan Living Room

14'10" x 12'0"

Bedroom One

8'2" x 9'4"

Ensuite

5'1" x 5'1"



Bedroom Two

12'2" x 7'1"

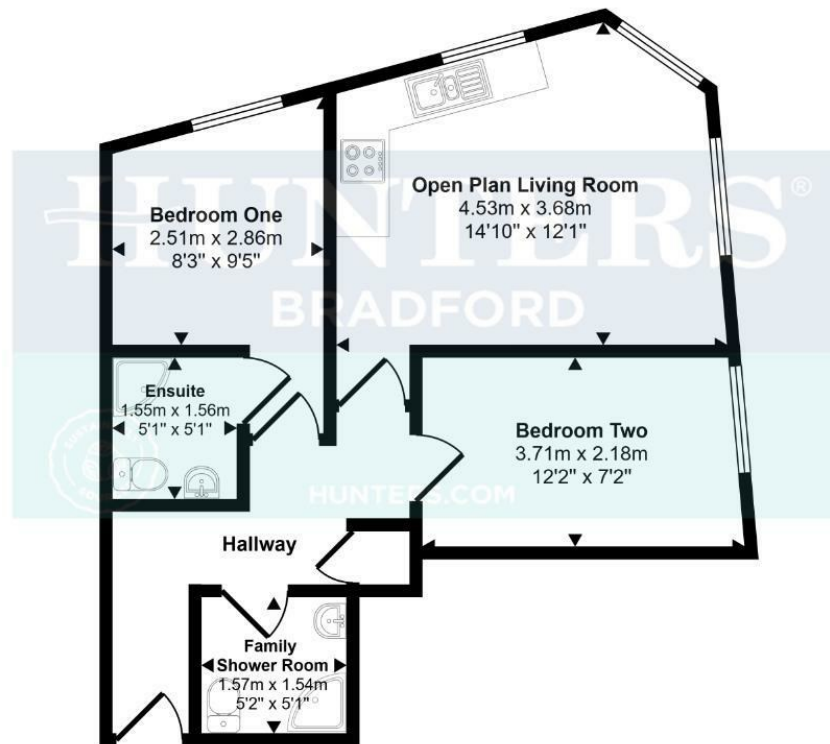
Family Bathroom

5'1" x 5'0"



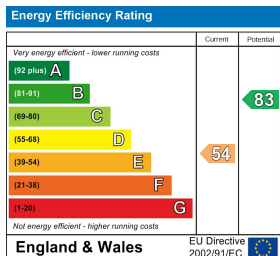


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.



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.



Viewing Arrangements

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



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