



**Leeds Road, Bradford BD1 5AF**

**welcome to**

**Leeds Road, Bradford**

Perfect for commuters, this beautifully presented first-floor flat on Leeds Road (BD1) sits just outside Bradford city centre near excellent public transport links. The turn-key property features one bedroom, a fitted kitchen, and a modern bathroom.



**Hallway**

With access to front entrance door.

**Lounge**

14' 2" x 7' 8" ( 4.32m x 2.34m )

With window to the side. Open plan living into the kitchen.

**Kitchen**

12' 4" x 5' 5" ( 3.76m x 1.65m )

Fully fitted kitchen with a range of wall and base units. With open plan living into the lounge.

**Bedroom**

16' 9" x 8' 5" ( 5.11m x 2.57m )

With window to the side.

**Bathroom**

Fitted bathroom comprising of a panel bath, wash hand basin and W/C.



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welcome to

## Leeds Road, Bradford

- Prime location
- Excellent transport links
- One bedroom
- Fitted kitchen and bathroom
- £45,000

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2700.00

Ground Rent: 1.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £45,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF117087 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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