



Flat 2 Rowantree Drive, Bradford BD10 8ER

welcome to

Flat 2 Rowantree Drive, Bradford

REMAINS AVAILABLE UNDER THE AUCTION CONDITIONSCONTACT THE AUCTIONEERS TO MAKE AN OFFER NOW***Please contact all previous enquiries and mail it back out



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A one-bedroom self-contained flat ready to move straight into. Caister Garth is set within a small complex which comprises of two detached blocks each with 12 x one-bedroom flats each arranged over three floors. This ground floor, self-contained flat has recently been redecorated throughout with new flooring and a modern kitchen fitted following a recent fire. It has upvc double glazing, electric heating and would make an ideal purchase for someone wanting a low maintenance home that is ready to move into. The area is predominantly residential, being convenient for local shops, amenities, schools and sporting amenities. Close to public transport links with easy access into the city centre and just off the A658 Harrogate Road for travelling further afield.



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Accommodation

Ground Floor:

Ground Floor Flat

External:

Tenure

Epc Rating: C

Council Tax Band: A

Important Notice

Prospective Purchaer Info

Legal Pack



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- Ready to move straight into
- One bedroom flat
- Ground Floor

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1319.64

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Jul 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£36 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP110855 - 0013

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.

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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