



Flat 9, Behrens Warehouse, 26 East Parade

Bradford

Guide Price **£50,000**

Flat 9

Behrens Warehouse, Bradford

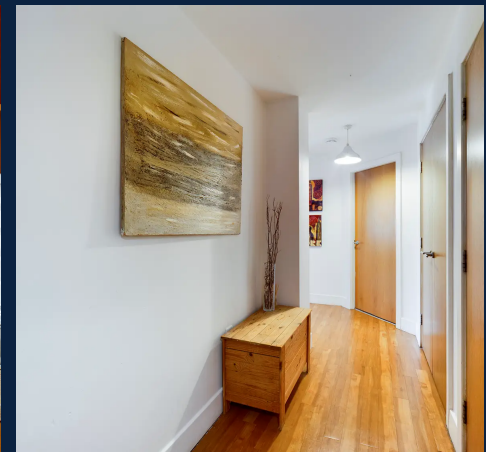
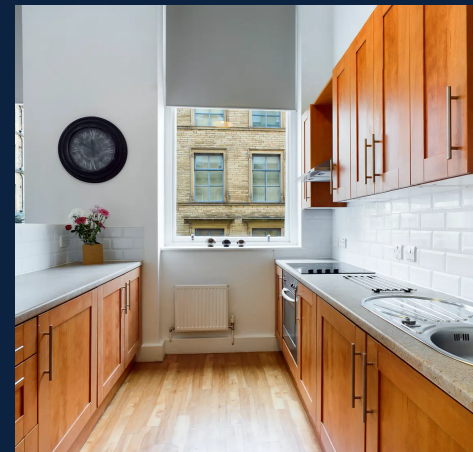
*** ATTENTION CASH BUYERS *** Righthaus are pleased to offer this serene ONE BEDROOM apartment in a STUNNING CONDITION. The property is a FANTASTIC INVESTMENT offering a massive yield of around 10.26% and SOLD WITH TENANT IN SITU. This is a OPPORTUNITY NOT TO BE PASSED UP.

A well presented, spacious, double bedroom first floor city centre apartment located in Little Germany, in this excellent conversion. Offering excellent access to city centre along with bus and railway networks to Leeds and beyond Briefly comprising: Entrance hall, bathroom with three piece white suite, one bedrooms, open plan lounge/diner with kitchen area with integrated appliances.

Council Tax band: A

Tenure: Leasehold

- MASSIVE YIELD
- SOLD WITH TENANT IN SITU INC ALL LEGAL DOUCMENTS
- APARTMENT
- STUNNING CONDITION
- ONE BEDROOM
- CLOSE TO TOWN CENTRE AMENITIES
- • For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction





Hallway

Enter the property into the hallway, with white painted walls and Karndean laminate effect flooring and one radiator. There is a handy storage cupboard and a separate additional cupboard with the boiler, then down the hallway where you have access to the bedroom, bathroom and open plan lounge / kitchen.

Lounge with open plan kitchen

23' 2" x 14' 8" (7.07m x 4.48m)

The open plan area has dual aspect windows and a kitchen area, with white painted walls and Karndean laminate effect flooring. The kitchen has both wall and matching base units, with a chrome electric hob, oven and extractor fan and white modern brick effect tiles. With five large windows, there is plenty of natural light into both the lounge and kitchen area. Four large radiators are situated in this room.

Master bedroom

13' 9" x 9' 6" (4.19m x 2.90m)

The bedroom is a double room with a large window, radiator and white painted walls.

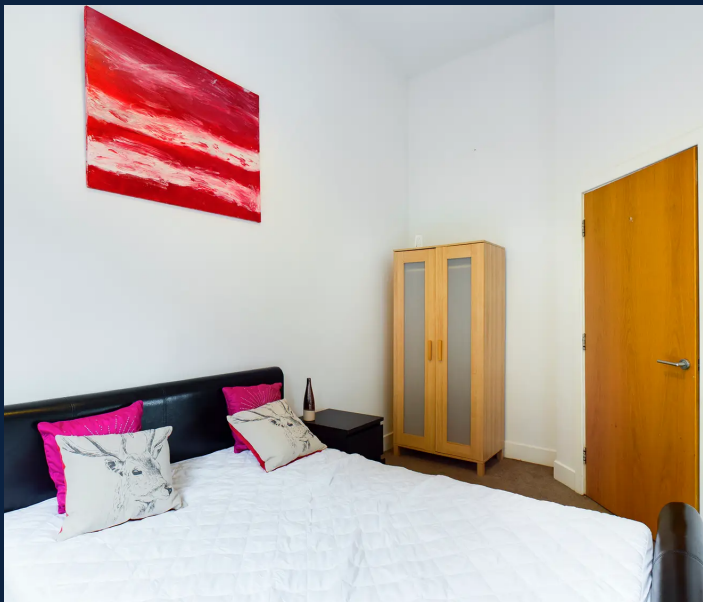
Bathroom

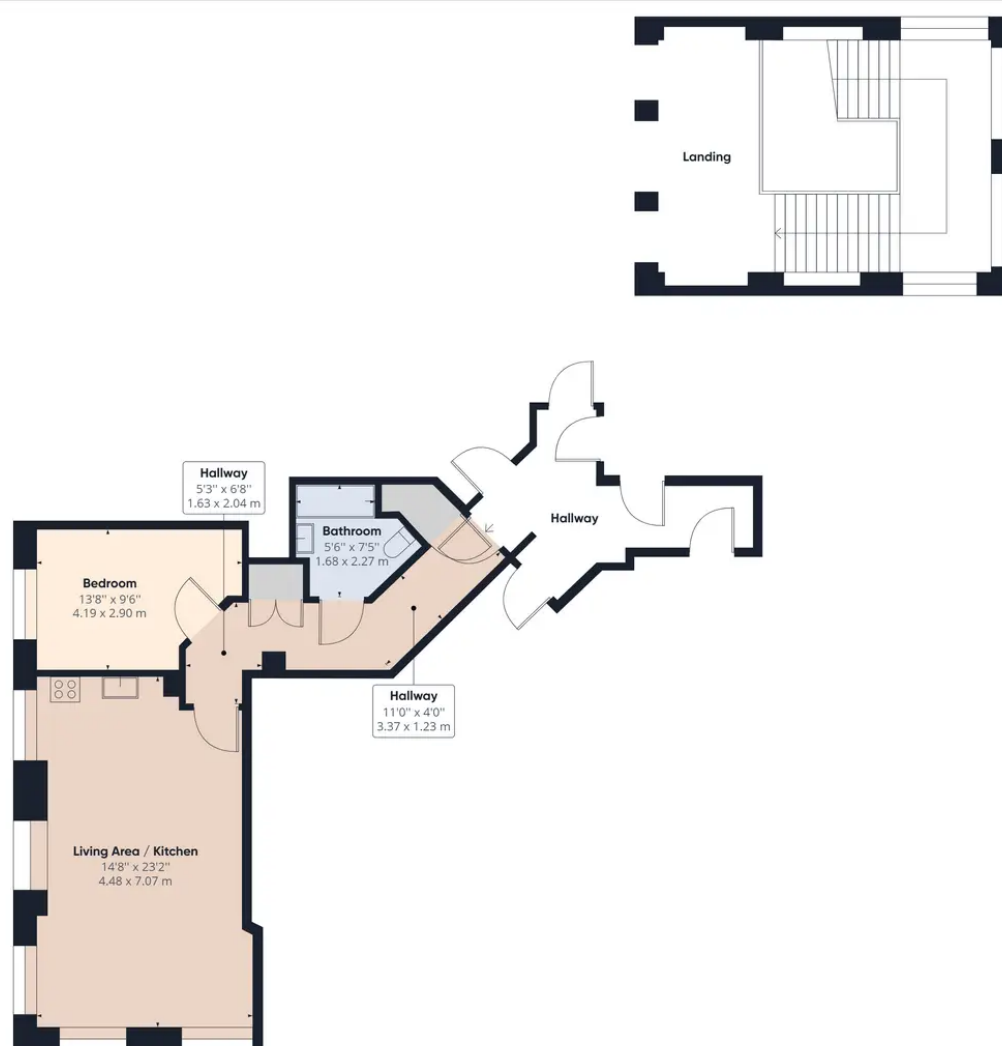
7' 5" x 5' 6" (2.27m x 1.68m)

The bathroom is a modern style white three piece with bath(shower over), basin, folding glass screen, chrome taps, WC and a heated towel rail and Karndean tile effect flooring.

Maintenance

The property has been maintained to a very high standard with a full landlord 5 year EICR in place and valid. Further to this a new electric hot water boiler was installed alongside a new timer in 2013.





Approximate total area⁽¹⁾

629.41 ft²
58.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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