







Frizley Gardens, Frizinghall, Bradford, West Yorkshire, BD9 4LY

- ONE BEDROOM GROUND FLOOR LEASEHOLD APARTMENT WITH *** NO CHAIN ***
- IDEAL FOR FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS
- MODERN SHOWER ROOM
- COMPLEX FITTED WITH CCTV AND HAS AN ONSITE CARETAKER
- GARDEN SPACE TO THE REAR WITH PATIO DOORS
- WELL PRESENTED THROGHOUT WITH A GOOD QUALITY FINISH
- MODERN KITCHEN AND SEPARATE UTILITY ROOM
- DOUBLE GLAZING - ELECTRIC HEATING
- FREE ONSTREET PARKING AND POTENTIAL TO APPLY FOR A GARAGE
- COUNCIL TAX BAND A - EPC RATING GRADE D

HUNTERS®
HERE TO GET *you* THERE

Offers In The Region Of £100,000

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Nestled in the Frizley Gardens of Frizinghall,, this delightful one-bedroom ground floor leasehold apartment offers a perfect blend of comfort and modern living. Spanning an impressive 570 square feet, this well-presented flat is an ideal choice for first-time buyers, savvy investors, or those looking to downsize. This apartment is offered with no chain, making it an attractive proposition for those looking to move quickly.

LEASEHOLD PROPERTY TERM - 999 years from 30/09/1985 - 30/09/2984 - REMAINING - 959 years
ANNUAL SERVICE CHARGE - £1,380

Upon entering, you will be greeted by a spacious reception room that exudes warmth and style. The modern kitchen is thoughtfully designed, featuring a separate utility room that enhances functionality. The shower room adds to the appeal, ensuring convenience and comfort.

The property benefits from double glazing and electric heating, providing a cosy atmosphere throughout the year. Safety and security are paramount, with the complex equipped with CCTV and an onsite caretaker, giving you peace of mind.

For those with vehicles, there is parking available via free on-street parking options. Additionally, there is potential to apply for a garage, which is a valuable asset in this area. The rear garden space, accessible through patio doors, offers a lovely outdoor retreat, perfect for enjoying the fresh air.

Situated in a prime location, this property is close to local amenities, schools, and excellent transport links, including the nearby Frizinghall train station, making commuting a breeze. With no onward chain, this flat is ready for you to move in and make it your own.

This property falls under Council Tax Band A and has an Energy Performance Certificate (EPC) rating of Grade D, ensuring it is both economical and efficient.

With its quality finish and prime location, this property is not to be missed. Come and experience the charm of Frizley Gardens for yourself.









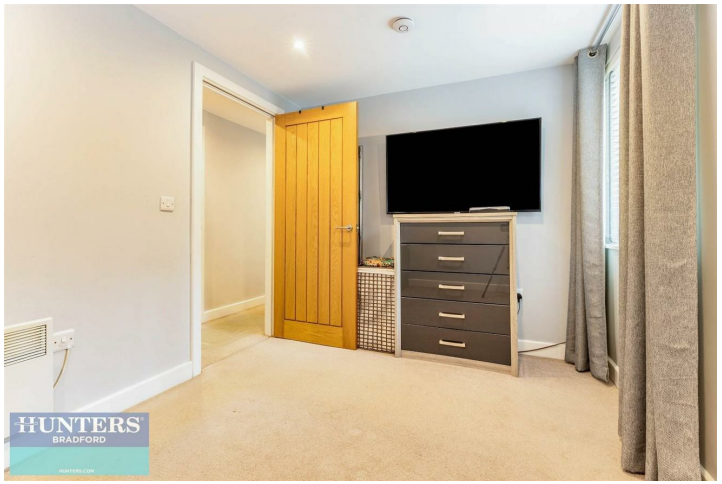
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INTERNAL

Hallway

Lounge
14'6" x 11'1"

Kitchen
9'2" x 8'6"

Utility Room
8'6" x 6'2"

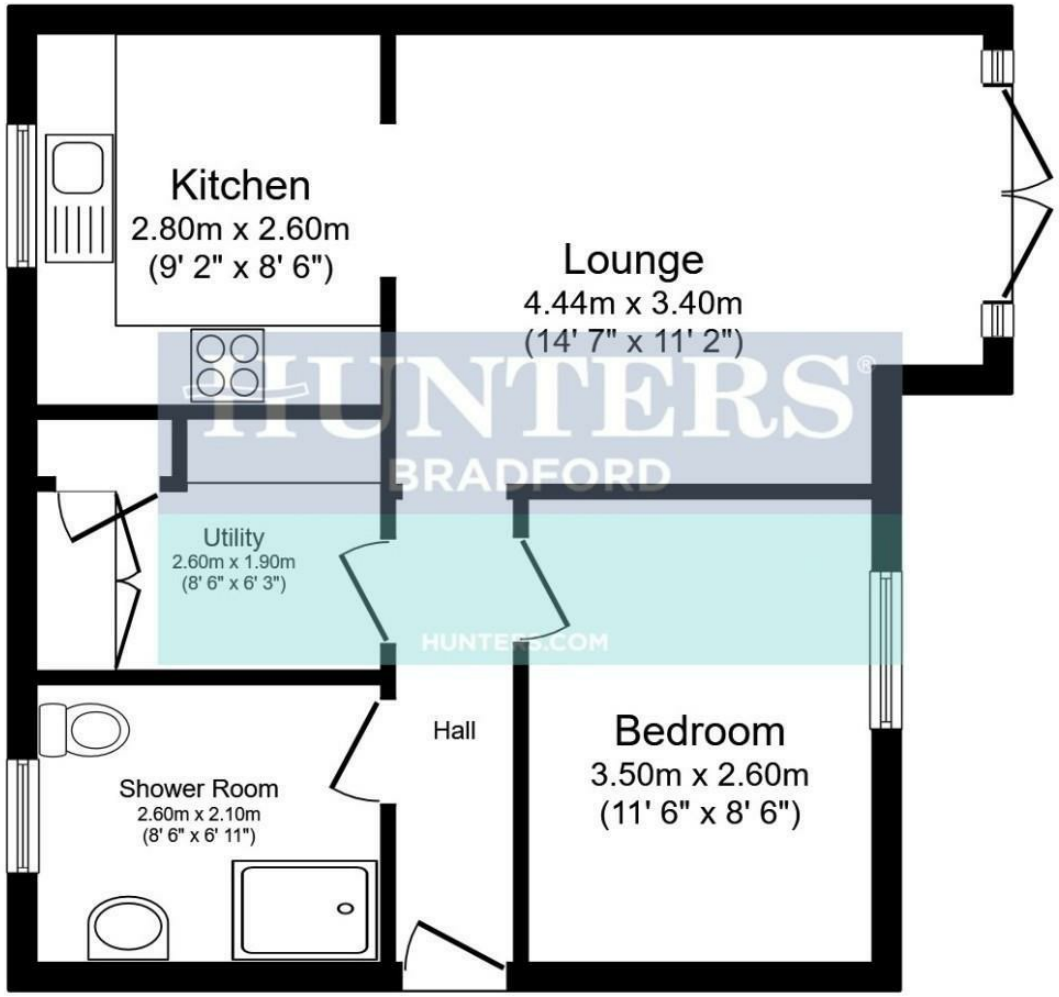
Bedroom 1
11'5" x 8'6"

Shower Room
8'6" x 6'10"

EXTERNAL

Garden

On Street Parking



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

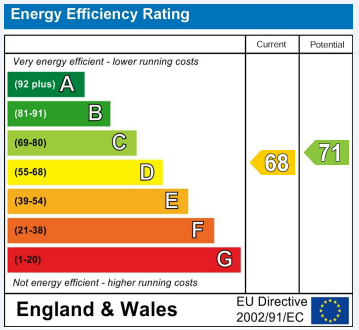
Please contact bradford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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

2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford@hunters.com https://www.hunters.com

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