



Fairfax House, Barkerend Road,

£55,000

**** EX-COUNCIL FLAT ** TWO BEDROOMS ** SIXTH FLOOR ** BALCONY ****

*** OPEN VIEWS * LIFT * PARKING * PREVIOUSLY LET @ £600 PCM ***

A fantastic opportunity for the first time buyer or investor, is this two bedroom ex-council flat.

Situated a 'stone's throw' from Bradford city centre.

Benefits from upvc double glazing, lift access, balcony and parking.



Communal Entrance

Accessed via intercom.

Reception Hall

Lounge

10'8" x 18'9" (3.25m x 5.72m)

With two radiators and access to balcony.

Kitchen

10'6" x 8' (3.20m x 2.44m)

With wall and base units incorporating stainless steel sink unit, electric cooker, plumbing for auto washer, part tiled walls and radiator.

Bedroom One

10'5" x 10'7" (3.18m x 3.23m)

With radiator.

Bedroom Two

12'10" x 10'6" (3.91m x 3.20m)

With radiator.

Bathroom

Three piece white suite.

Directions

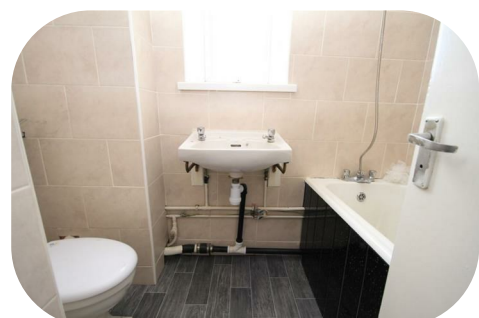
From our office in Idle village take the left at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, proceed straight ahead at the Bolton Junction traffic lights to continue onto Idle Road, turn right onto Otley Rd/A658, at the roundabout take the third exit onto Barkerend Rd/A658, after 0.3 miles continue straight onto Barkerend Rd, turn right onto Stott Hill, turn right onto Jermyn St and Fairfax House will shortly be seen.

TENURE

Leasehold. The vendor advises us that current costs for ground rent and service charge is approx. £2,500 (inc build ins, service charge, ground rent, maintenance, CH & Water).

Council Tax Band

A / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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