



Flat 3, Mulberry Court, 843 Bradford Road, East Bierley, BD4 6PQ

IDEAL BUY TO LET LANDLORD or for FIRST TIME BUYERS.

GROUND FLOOR APARTMENT, forming part of this ever popular small development on the outskirts of East Bierley. Ideal purchase for either FTB's or INVESTOR LANDLORDS. With access shared by only one other apartment and provides 2 BEDROOMS + EN SUITE.

The property comprises: Ground Floor Entrance Vestibule Open Plan Living Lounge/Kitchen Area, 2 Bedrooms, En Suite and Bathroom.

Asking Price £95,000

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Flat 3, Mulberry Court, 843 Bradford Road, East Bierley, Bradford, West

ENTRANCE VESTIBULE Ground floor access, with only one other Flat, Flat 4.

OPEN PLAN LIVING ROOM / KITCHEN 17'6" x 17'4" (5.33m x 5.28m)

Open plan Kitchen/ Living Room. Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor fan. Integrated fridge/freezer.

MASTER BEDROOM 13'3" x 10'8" (4.04m x 3.25m)

UPVC French Doors

EN SUITE SHOWER ROOM/WC White suite with corner shower cubicle.

BEDROOM 2 10'5" x 9'1" (3.18m x 2.77m)

BATHROOM 7'1" x 5'6" (2.16m x 1.68m)

Three piece bathroom suite.

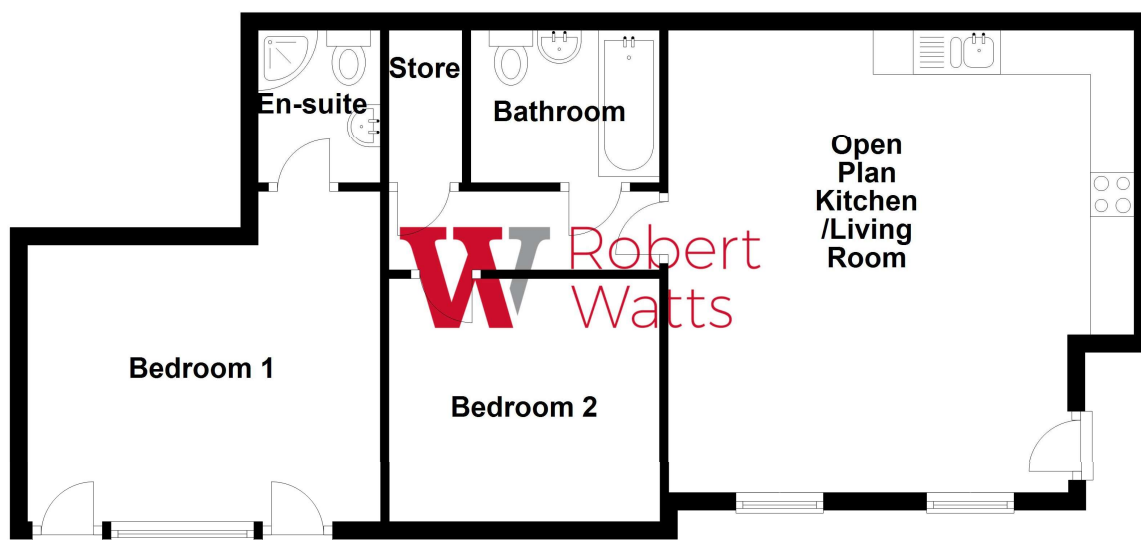
LEASEHOLD This property is Leasehold and the information we have is given in good faith by our client. However any interested purchaser must have all aspect checked and verified by a solicitor prior to legal completion. The Seller informs us the lease is 999 years from January 2003. Management fees for Mulberry are £395.68 per quarter £1582.72 pa with a £100 per year ground rent.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.

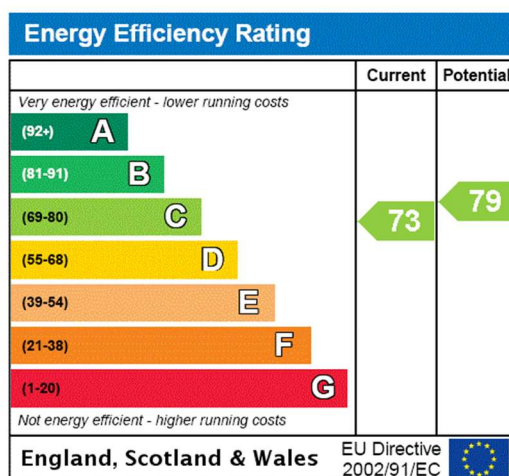


Ground Floor



Please note this floor plan is not to scale and should not be relied on a basis to purchase this property.
Plan produced using PlanUp.

3 Mulberry Court



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