



## **Flat 6, Well Green Court, 58 Verity Street, East Bierley, Bradford, BD4 6PN**

Do not miss out on this lovely FIRST FLOOR APARTMENT, forming part of this sought after small complex of only 8 apartments. Situated in the heart of East Bierley Village and overlooking the golf club, the property has its own front door and access and provides 2 BEDROOMS with GARAGE / PARKING. Benefitting from Gas Central Heating system and Double Glazing.

The accommodation comprises: Entrance, Lounge, Kitchen, 2 Bedrooms & Shower Room.

**Asking Price £162,000**

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# Flat 6, Well Green Court, 58 Verity Street, East Bierley, Bradford, BD4

**ENTRANCE** Stairs to living accommodation.

**HALLWAY** Storage cupboard.

**LOUNGE 16'7" x 10'1" (5.05m x 3.07m)**

Feature fireplace with electric fire.

**KITCHEN 10'4" x 6'1" (3.15m x 1.85m)**

Well equipped kitchen with a range of wall and base units, worktops, sink unit and breakfast bar. Built in oven and grill with hob and extractor fan.

**BEDROOM 1 10'8" x 10'3" (3.25m x 3.12m)**

Fitted wardrobes.

**SHOWER ROOM** White corner shower unit. Tiled walls.

**BEDROOM 2 10'3" x 6'9" (3.12m x 2.06m)**

**EXTERIOR** The property has own garage and parking space. Communal gardens.

**TENURE** The tenure is part Freehold and Leasehold. However, all 8 owners of the apartments actually own the freehold and run the management of the properties. The lease is 999 years from 1974.

Service charge - £1035 per year

This covers all buildings insurance, gardening and building maintenance.

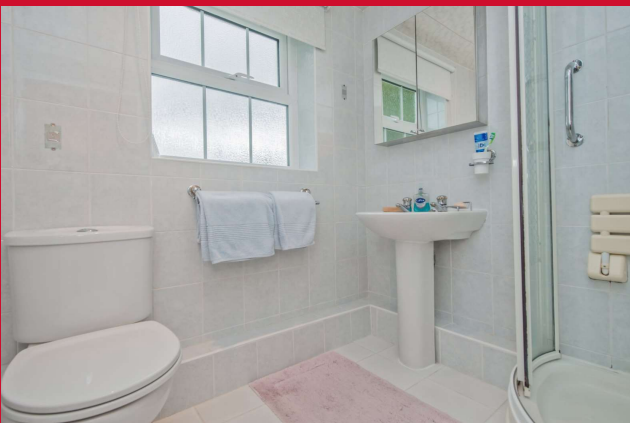
Ground rent - none payable

**COUNCIL TAX BAND A** - Kirklees

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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