



8 Glastonbury Court, Laisterdyke, Bradford, BD4 8NZ

SENSIBLY PRICED TO SELL & NO CHAIN: Well presented spacious 1ST FLOOR APARTMENT, providing 2 BEDROOMED (Master En Suite) accommodation, with Lounge, Dining Room & Kitchen. Forming part of this small development, off Broad Lane, early viewing is essential. **NOT TO BE MISSED.**

The accommodation comprises: Hall, Lounge, Dining Room, Kitchen, 2 Bedrooms, En Suite, Bathroom.
Allocated parking.

Asking Price £85,000

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COMMUNAL ENTRANCE LOBBY Staircase to first floor.

INTERNAL HALLWAY

LOUNGE 15'5" x 14'2" (4.7m x 4.32m)

DINING ROOM 10'5" x 8'5" (3.18m x 2.57m)

Upvc French Doors leading to Juliet balcony.

KITCHEN 8'9" x 8' (2.67m x 2.44m)

Well equipped kitchen with a range of base and wall units, sink unit and worktops.

Built in oven and hob. Extractor fan.

BEDROOM 1 11'7" x 8' (3.53m x 2.44m)

ENSUITE SHOWER ROOM/WC

BEDROOM 2 12'1" x 7'2" (3.68m x 2.18m)

BATHROOM 3 piece white bathroom suite.

LEASEHOLD Please note the property is LEASEHOLD, with a 999 year lease as of 1st January 2001. The Seller informs us the service/maintenance charge annually is £860.00, we are waiting for confirmation of the term of the lease and if any ground rent is payable.

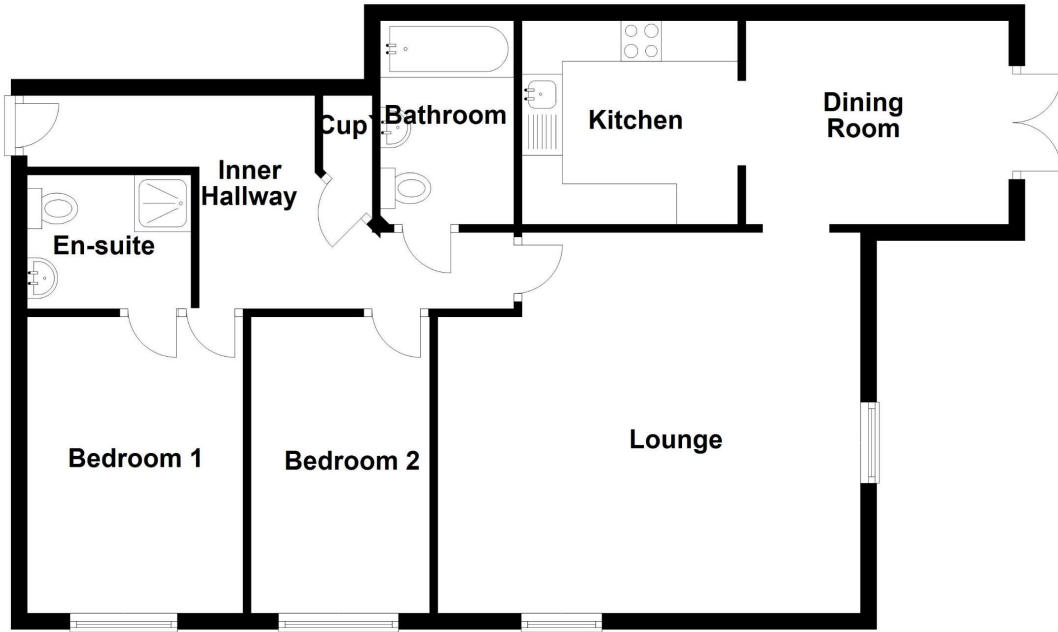
COUNCIL TAX Band B - Bradford

TENURE Leasehold

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 as a basis to purchase this property.
Plan produced using PlanUp.

8 Glastonbury Court

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

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