



## Flat 2, Mulberry Court, 843 Mulberry Court, East Bierley, Bradford, BD4

NO CHAIN: Sensibly priced to sell is this ground floor Apartment, forming part of this ever popular small development Provides 2 Bedrooms + En Suite, with gas central heating system. Situated within walking distance to both Birkenshaw and East Bierley's shops, pubs and restaurants. Easy commute into Leeds and all other commuter networks. Available with immediate possession and ideal purchase for owner occupier or investor landlord for rental.

**Asking Price £90,000**

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## **OPEN PLAN LIVING ROOM/KITCHEN 17'7" x 17'1" (5.36m x 5.2m)**

Range of kitchen base and wall units, worktops and sink unit. Built in oven, hob and extractor.

## **MASTER BEDROOM 13'5" x 11'1" (4.1m x 3.38m)**

**EN-SUITE SHOWER ROOM** White suite.

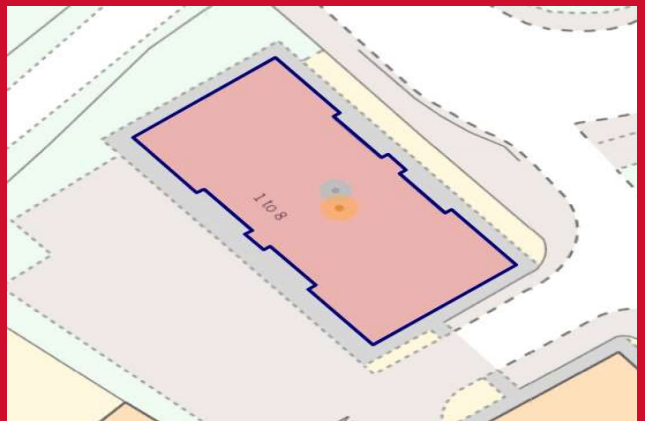
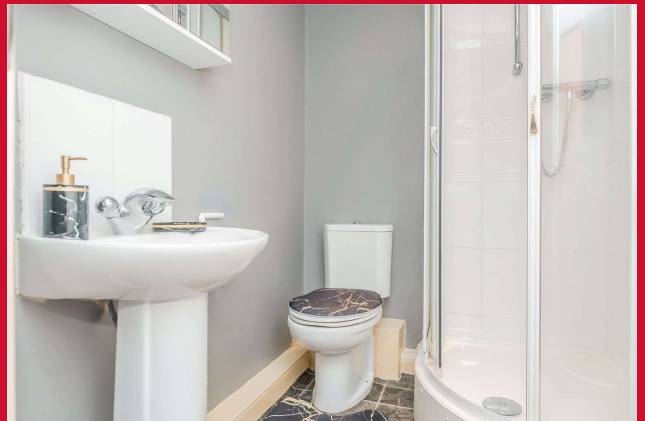
## **BEDROOM 2 10'2" x 9'2" (3.1m x 2.8m)**

**BATHROOM/W.C.** White bathroom suite.

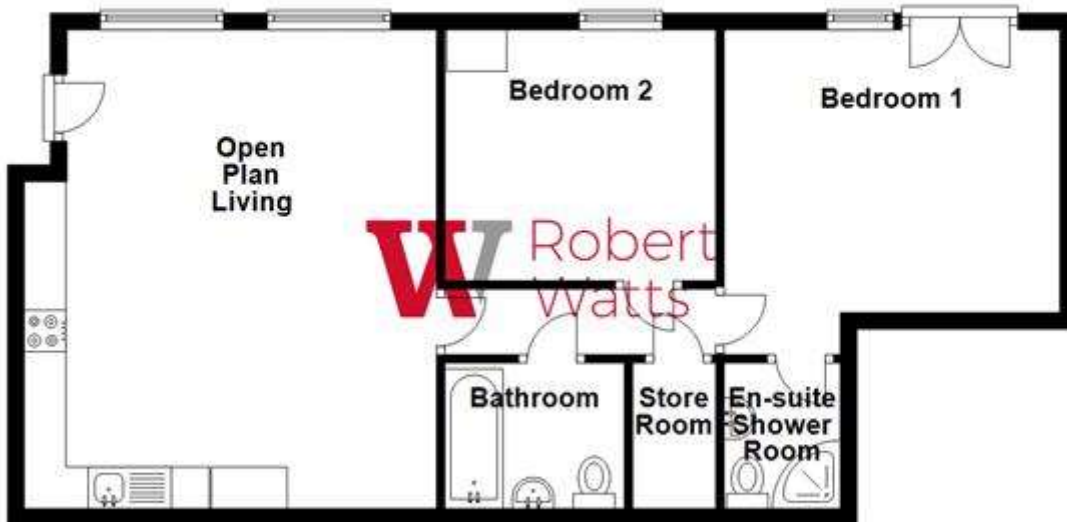
**LEASEHOLD** This property is Leasehold and the information we have is given in good faith by our client. However any interested purchaser must have all aspect checked and verified by a solicitor prior to legal completion. The Seller informs us the lease is 999 years from January 2003. Management fees for Mulberry are £376.26 per quarter £1505.04 pa with a £100 per year ground rent.

**COUNCIL TAX BAND B** - Kirklees

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 plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

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>78</b>	<b>78</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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