



Flat 5, Mulberry Court, 843 Bradford Road, East Bierley, Bradford, BD4

NO CHAIN: Forming part of this ever popular development is this well presented **FIRST FLOOR APARTMENT**, with 2 BEDROOMS + EN SUITE. Would make ideal buy for **BUY TO LET LANDLORD** or for **FIRST TIME BUYERS**. Available with **VACANT POSSESSION**.

Accommodation comprises: Entrance Lobby, Open Plan Living Room/Kitchen, Inner Hall, 2 Bedrooms, En Suite, Bathroom.

Asking Price £105,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

Flat 5, Mulberry Court, 843 Bradford Road, East Bierley, Bradford, BD4

ENTRANCE LOBBY: Shared access with only 1 other apartment. Stairs leading to the first floor.

OPEN PLAN LIVING ROOM/KITCHEN 21'1" (6.43) x 11'2" (3.4) + 8'3" (2.51) x 8'2" (2.5)

Range of kitchen base and wall units, worktops and sink unit. Built in oven, hob and extractor. Integrated dishwasher. uPVC French doors leading to 'Juliette' balcony.

BEDROOM 1 14' x 10'2" (4.27m x 3.1m)

EN-SUITE SHOWER ROOM/W.C. White suite with corner shower cubicle.

BEDROOM 2 10'1" x 7'5" (3.07m x 2.26m)

BATHROOM/W.C. 6'5" x 6' (1.96m x 1.83m)

White bathroom suite.

OUTSIDE Designated parking space.

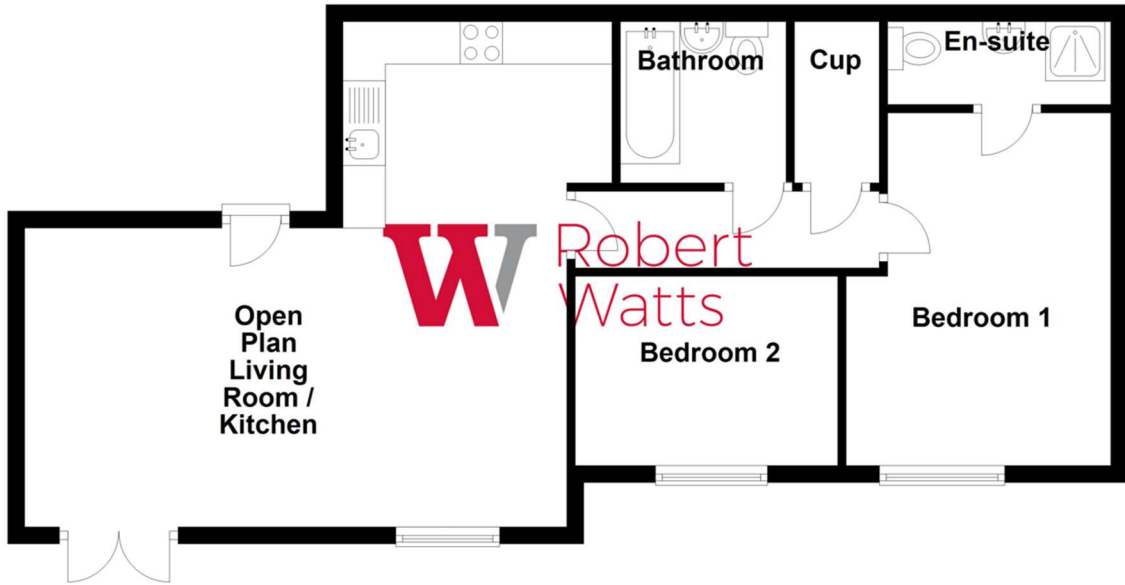
LEASEHOLD This property is Leasehold and the information we have is given in good faith by our client. However any interested purchaser must have all aspect checked and verified by a solicitor prior to legal completion. The Seller informs us the lease is 999 years from January 2003. Management fees for Mulberry are £322.66 per quarter £1600 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 floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	80
(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	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWEstateAgents
 @robertwatts_

arla | propertymark nea | propertymark