



585 Bradford Road, Birkenshaw, Bradford, West Yorkshire, BD11 2AU

Impressive Modern 1st Floor Apartment, providing 2 Bedrooms + En Suite. The property is really well presented and well maintained. Ideally located in the heart of Birkenshaw Village. Early viewing is essential.

The accommodation comprises: Communal Entrance Lobby, Hall, Open Plan Lounge / Kitchen, 2 Bedrooms, En Suite and Bathroom.

Asking Price £129,500

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COMMUNAL ENTRANCE Stairs leading to 1st floor apartment.

VESTIBULE Leading to the hall

LIVING ROOM/KITCHEN 23'3" (7.09) x 14'6" (4.42) narrowing to 11'3" (3.43)

Spacious open plan 23 foot room with modern range of wall and base units in one half, sink unit, electric oven, electric hob with extractor fan. Tiled walls. UPVC French doors leading to the Juliette balcony.

BEDROOM 1 12' x 8' (3.66m x 2.44m)

Fitted sliding wardrobes.

EN SUITE SHOWER ROOM/WC 9' x 3' (2.74m x 0.91m)

Corner shower cubicle with WC and basin. Chrome heater towel rail.

BEDROOM 2 11'11" x 8'9" (3.63m x 2.67m)

BATHROOM 8' x 4' (2.44m x 1.22m)

3 piece white bathroom suite. Part tiled walls. Chrome heated towel rail.

OUTSIDE one allocated parking space and additional visitor parking is available.

LEASEHOLD INFORMATION Persimmon Homes Limited owns the Freehold

Expiry date of Lease - 01.01.2129

Current Ground Rent - £100.00 per annum

Current Service/Maintenance Charge - £155.95 per month

Service/Maintenance Charge review date - November annually

Managing Agent - Trinity (Estates) Property Management Ltd

Please check this prior to legal completion.

TENURE Leasehold

COUNCIL TAX Band B

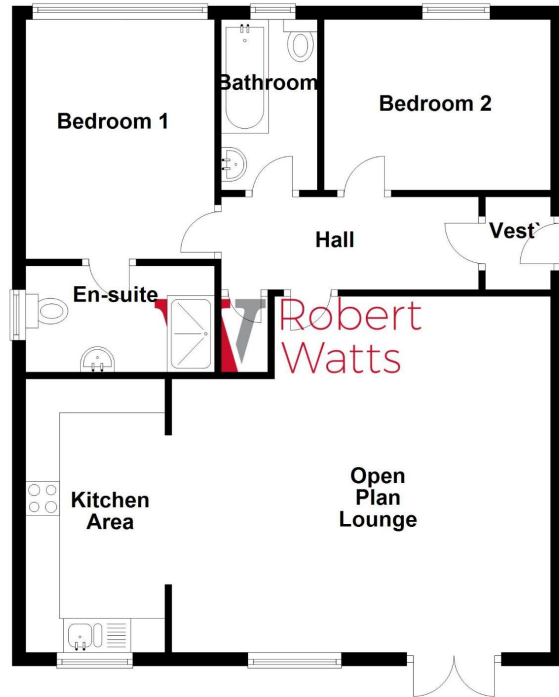
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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.

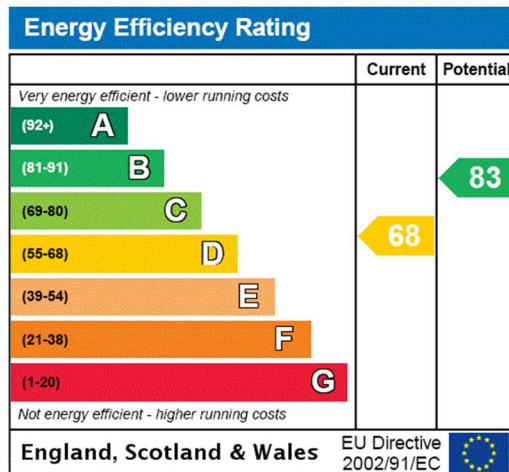





Ground Floor



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.

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