Robert Watts

GETTING WEST YORKSHIRE MOVING

Flat 24, Mulberry Court, 839 Bradford Road, East Bierley, BD4 6PQ

Would make ideal buy for BUY TO LET LANDLORD or for FIRST TIME BUYERS.

With VACANT POSSESSION is this well presented FIRST FLOOR APARTMENT forming part of this ever popular development. With access shared by only one other apartment and provides 2 BEDROOMS + EN SUITE.

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

Asking Price £107,500

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ACCESS Ground floor side access, shared with only one other apartment. Stairs leading to Flat 24 & 23.

LOUNGE 21 x 11' (3.35) approx. open to the Kitchen Area.
Good sized Living Room with lovely open outlook.

KITCHEN AREA 8' x 7' (2.44m x 2.13m)

MASTER BEDROOM 13'11" x 10' (4.24m x 3.05m)
Walk in wardrobe.

EN-SUITE SHOWER ROOM/W.C.

BEDROOM 2 10' x 6'11" (3.05m x 2.1m)

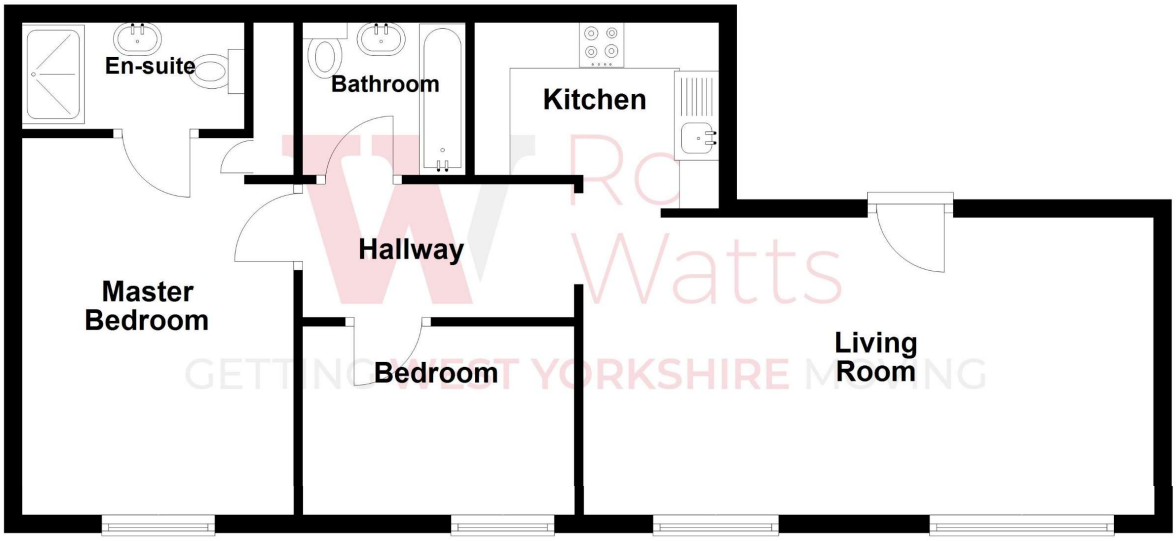
BATHROOM/W.C. White bathroom suite.

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 £395.68 per quarter £1582.72 pa with a £100 per year ground rent.

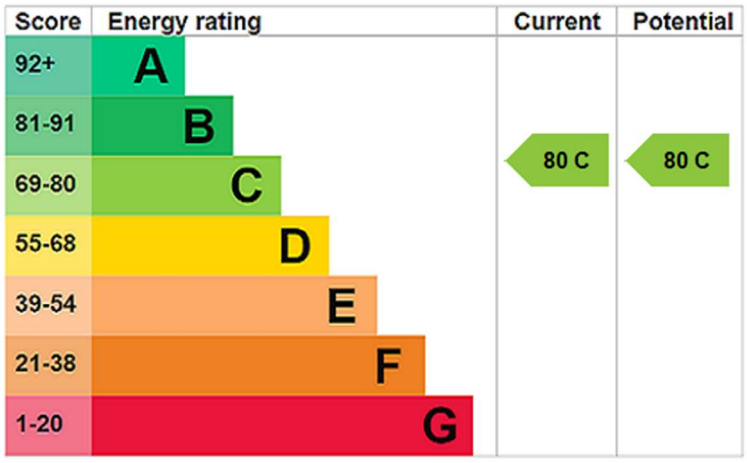
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

First Floor



FLAT 24 MULBERRY COURT



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