Robert Watts

GETTING WEST YORKSHIRE MOVING



20 Minster Drive, Tyersal, Bradford, BD4 8UL

SOLD WITH OWN GARDEN.

Well presented GROUND FLOOR APARTMENT that has the benefit of having its OWN GARDEN. Situated on this modern cul-de-sac and ever popular development, providing 1 BEDROOMED accommodation. Located close to both Bradford and Leeds and a short commute to Pudsey Train Station. Further benefits include Central Heating & uPVC Double Glazing. Would make an ideal purchase for either owner occupier or buy to let landlord.

Asking Price £69,000

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

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COMMUNAL ENTRANCE LOBBY

INTERNAL HALL

LOUNGE 12'8" x 10'9" (3.86m x 3.28m)
French doors to Juliette balcony area.

DINING AREA 10' x 7'1" (3.05m x 2.16m)
Archway to Lounge.

KITCHEN 8'7" x 7'6" (2.62m x 2.29m)
Well equipped Kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor.

DOUBLE BEDROOM 1 11'3" x 10'7" (3.43m x 3.23m)

BATHROOM/W.C. 3 piece bathroom suite with shower over the bath. 1/2 tiled walls.

OUTSIDE The property has its own enclosed garden, plus allocated parking space.

LEASEHOLD We are informed by our client the property is LEASEHOLD. 999 year lease from 1st January 2001 - 1st January 3000. Annual service charges are £1193.5 payable in 2 instalments. Annual ground rent: £113.85

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.













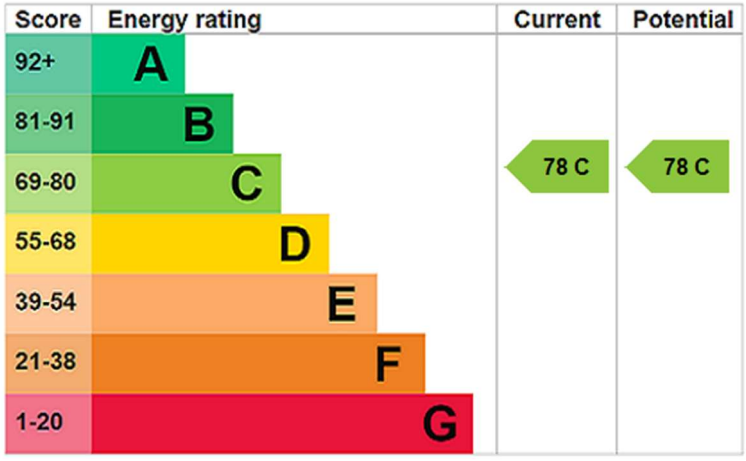




Ground Floor



Please note this floor plan is not to scale and should not be relied on as a basis to let this property.
Plan produced using PlanUp.



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