



55 Quarry Street, Heaton, Bradford, BD9 4BS

NO CHAIN – GROUND FLOOR FLAT – 70% SHARE – 2 BEDROOMS – OVER 55's ONLY – QUALIFYING CRITERIA APPLIES – Offering easy access to the many amenities of HEATON VILLAGE. The flat is a 70% shared ownership with Accent Homes owning the other 30% share, additional charges are payable and detailed in the leasehold information. Contact Robert Watts to arrange your viewing today.

£25,000

70% Shared Ownership

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

arla | propertymark naea | propertymark

55 Quarry Street, Heaton, Bradford, BD9 4BS

LEASEHOLD DISCLAIMER N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Please contact us for further lease information.

LEASEHOLD INFORMATION Information based on historical research -LEASEHOLD - 99 YEARS FROM 01/01/1998

SERVICE CHARGE - £62.15 Per month

Over 55's only

Owner occupiers only

Please clarify all with your Solicitor

ENTRANCE HALL Laminate flooring, closet housing hot water tank

LOUNGE 15'5" x 9'7" (4.7m x 2.92m)

KITCHEN 12'9" x 6'4" (3.89m x 1.93m)

Selection of wall and base units, stainless steel sink unit, plumbed for auto washer. Walk in store pantry off

BEDROOM ONE 11'3" x 11'4" (3.43m x 3.45m)

Fitted bedroom furniture

BEDROOM TWO 9'7" x 7'7" (2.92m x 2.3m)

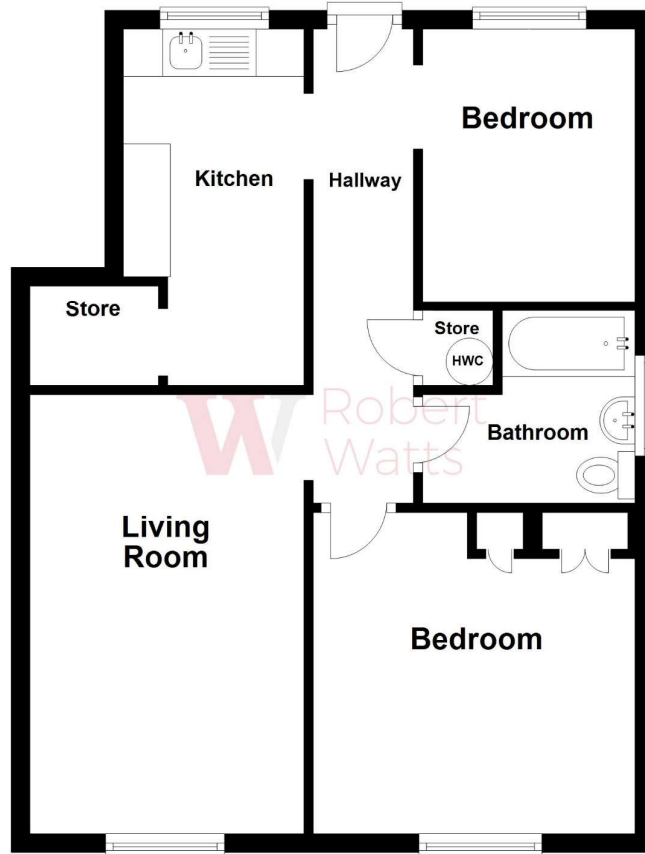
BATHROOM/WC 3 piece coloured suite

COUNCIL TAX BAND A

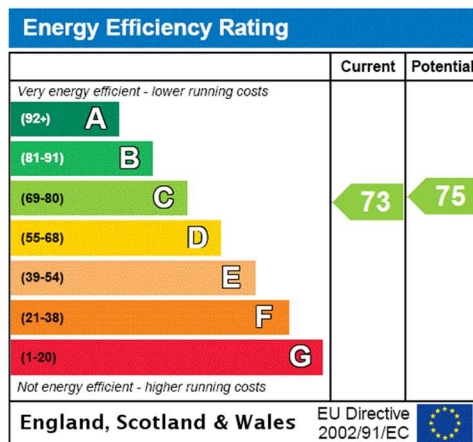
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Accommodation



Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.



01274 614804
 highfield@robertwatts.co.uk
 robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark