



16 Yateholm Drive, Bradford, West Yorkshire, BD6 3WH

NO CHAIN - Of particular interest to both FIRST TIME BUYERS and/or INVESTORS is this well presented MODERN FIRST FLOOR APARTMENT. Having undergone a vast amount of improvements over the years to include: NEW KITCHEN, SHOWER ROOM AND DECORATION THROUGHOUT! Providing TWO BEDROOM accommodation and forming part of this small apartment block which occupies a PLEASANT PLOT POSITION within this EVER POPULAR DEVELOPMENT overlooking playing fields. A detailed inspection is highly advised

Asking Price £97,500

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ENTRANCE Communal entrance with intercom

ENTRANCE HALL With store cupboard

LOUNGE 14'8" x 11' (4.47m x 3.35m)

Pleasant lounge overlooking playing fields

KITCHEN 9'9" x 6'2" (2.97m x 1.88m)

Recently fitted kitchen with a selection of wall and base units. Worktops, sink and drainer with splashback. Oven hob and extractor

BEDROOM ONE 10'7" x 10'7" (3.23m x 3.23m)

Good size master bedroom with dual aspect windows and fitted wardrobes

BEDROOM TWO 10'2" x 6'9" (3.1m x 2.06m)

Built in wardrobes

SHOWER ROOM Recently fitted shower room with vanity sink, oversize shower and W.C. Built in cupboard housing washer and dryer

OUTSIDE Communal gardens and allocated parking

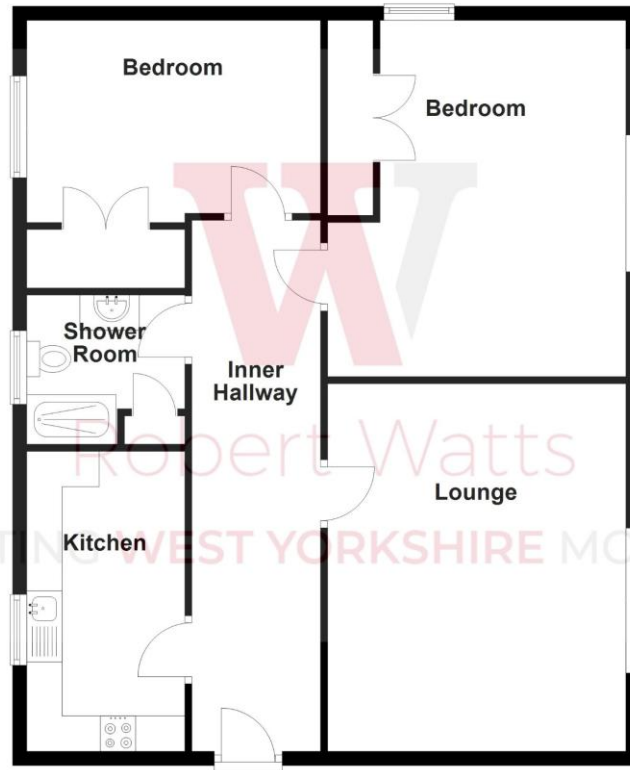
LEASEHOLD DISCLAIMER N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

BUYER DISCLAIMER 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



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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