



2 Headingley House, Chapman Road, Thornbury, Bradford, BD3 7FG

NO CHAIN – Ground floor apartment of likely appeal to both BTL landlords (rent potential circa £700 pcm) and owner occupiers alike. Currently providing TWO BEDROOM well-proportioned accommodation, forming part of the conveniently located development, built by Taylor Wimpey around 14 years ago. This fine example is further enhanced by allocated parking, directly in front of the apartment. Offering access to multiple local amenities including Gallagher Leisure Park which currently houses Odeon, Costa, KFC and Aagrah. Handy for travel to both Leeds (Pudsey) and Bradford. Contact Robert Watts to arrange YOUR viewing today.

£90,000

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COMMUNAL ENTRANCE Secure intercom entry to communal lobby

HALLWAY Useful store closet housing HWC

LIVING ROOM 12'6" x 11'9" (3.8m x 3.58m)

Open to kitchen area

KITCHEN AREA 14' x 7'7" (4.27m x 2.3m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, integrated fridge freezer and a new washing machine

BEDROOM 1 15'8" (4.78) x 9'9" (2.97) both approx as irregular shape

BEDROOM 2 11'9" max x 8'6" (3.58m max x 2.6m)

BATHROOM Three piece white suite, over bath shower

OUTSIDE Allocated parking space, directly outside the kitchen window

LEASEHOLD INFORMATION Our research shows a 125 year was granted on 1/1/10 our vendor has advised the current service charge is £1441.55 per annum and the current ground rent is £250 per annum, this information should be verified and confirmed by your Solicitor.

BUYER INFORMATION 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.

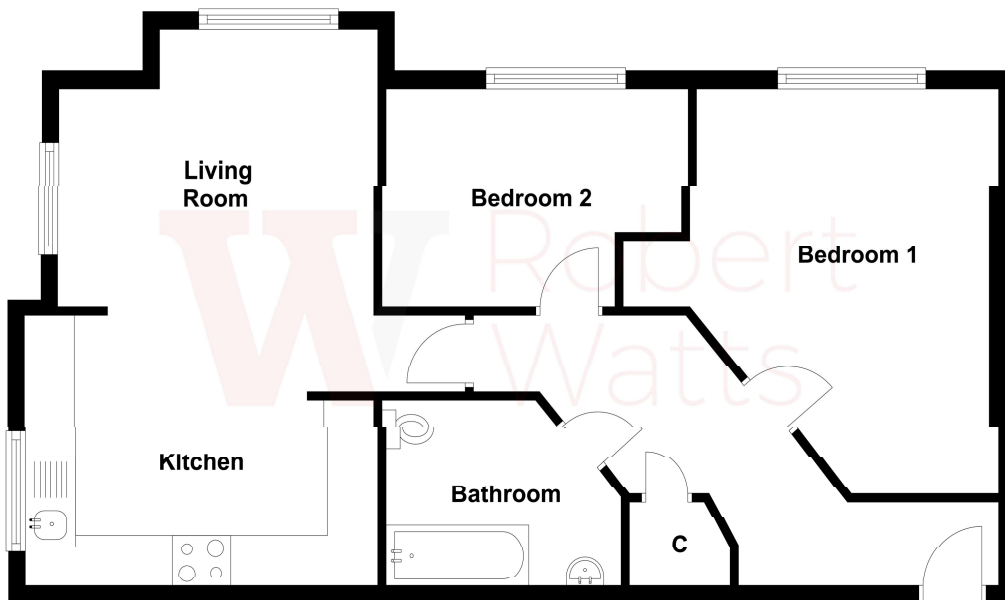
TENURE Leasehold

COUNCIL TAX Bradford

Band B

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		