



### **73 Ascot Parade, Horton Bank Top, Bradford, BD7 4NJ**

STUNNING VIEWS \*\* CASH PURCHASE ONLY (due to length of lease which the new owners will have the option of extending) \*\* SOLD WITH TENANT IN SITU PAYING £550.00PCM.

Tucked away is this FIRST FLOOR maisonette Apartment currently providing TWO BEDROOM accommodation. Good size lounge, separate kitchen and bathroom. Externally are communal gardens and parking. ONLY £25.00 maintenance charges!

**£55,000**

## 73 Ascot Parade, Horton Bank Top, Bradford, BD7 4NJ

### **ENTRANCE**

Stairs leading up to hall

### **HALL**

With access to loft and useful store

### **LOUNGE 13'11" x 12'6" (4.24m x 3.8m)**

Far reaching views

### **KITCHEN 8'2" x 6'7" (2.5m x 2m)**

Selection of wall and base units, worktops with sink and drainer, cooker point and plumbing for washer

### **BEDROOM ONE 11' x 9'3" (3.35m x 2.82m)**

### **BEDROOM TWO 8'3" x 6'9" (2.51m x 2.06m)**

### **BATHROOM**

Three piece suite with shower over

### **OUTSIDE**

Communal gardens and parking

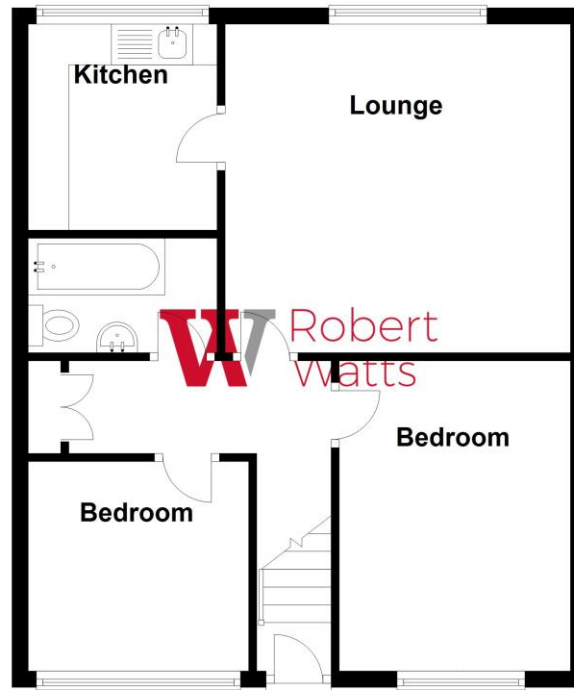
### **LEASEHOLD DISCLAIMER**

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.

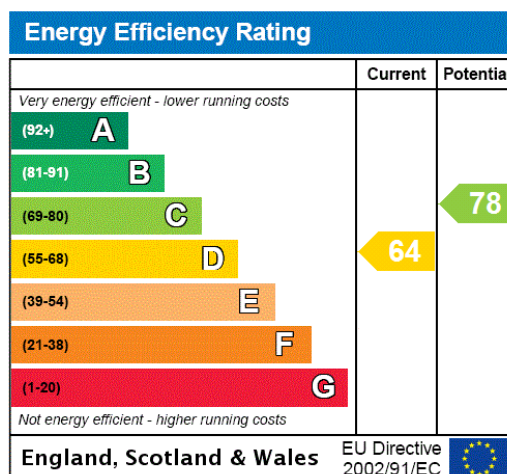
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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 plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.



**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

**f** RWEstateAgents **t** @robertwatts\_

arla | propertymark naea | propertymark