



Flat 25 The Wickets, 390 Little Horton Lane, Little Horton, Bradford, BD5 0NX

**** TENANTED ** GENERATING £500.00PCM ****

**** LEASEHOLD **** Studio bedsit apartment. Situated to the rear of Little Horton Medical Centre. Well placed for St. Lukes hospital and Bradford University. The apartment benefits from UPVC double glazing and electric heating. Comprising: living area with kitchen and separate shower room. OUR CLIENT ADVISES - The service charge includes electrics and water bills. Full maintenance of the inside and outside of the building, all communal external space and gardens.

£28,000



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LAYOUT 15'2" (4.62) x 13'3" (4.04) max overall

KITCHEN

Wall and base units, worktops with 2 ring hob, sink and drainer

SHOWER ROOM

Corner shower cubicle, sink and W.C. Plumbing for washer

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



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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