



Unit 42A, Haria House, Longside Lane, Bradford, BD7 1SA

**** INVESTMENT FOR STUDENT ACCOMMODATION FOR BRADFORD COLLEGE & UNIVERSITY **** Studio flat with communal kitchen facilities. Living area, large glazed windows and pre-installed connections for TV.

Double bedroom area with ceiling light point. Wall mounted heater. Shower room, tiled shower cubicle with wall mounted shower, low level WC and pedestal hand wash basin. Recess lighting, laminate floor and extractor fan. **** POTENTIAL INCOME - £4400 YEARLY ****

£12,000

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PLEASE NOTE

Our client has given all the information you see on the listing. All details will need to be verified by your legal representative. Robert Watts Estate Agents have not seen the room that is being sold

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.

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