



Holland Park, BRADFORD BD9 6AF



welcome to

Holland Park, BRADFORD

Situated in a gated complex with allocated parking is this light and airy three bedroom duplex apartment. Located in the popular Heaton village, close to the BRI hospital. uPVC double glazed windows & central heating. Energy Rating:C.



Entrance Hall

A fire door leads into the entrance hall with doors into the living room, two bedrooms and bathroom. Store cupboard and central heating radiator.

Living Room

12' x 10' 10" (3.66m x 3.30m)
uPVC double glazed window, central heating radiator, staircase to the first floor. Double doors into the kitchen.

Kitchen

9' 3" x 6' 9" (2.82m x 2.06m)
A range of cream wall and base units, complementary work tops with splash back tiling, sink with mixer tap and drainer. Integral electric oven with four ring gas hob and extractor. Space for a fridge freezer and plumbing for a washing machine. uPVC double glazed window.

Bedroom Two

11' 4" x 10' 10" (3.45m x 3.30m)
uPVC double glazed window and central heating radiator.

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.24m)
uPVC double glazed window and central heating radiator.

Bathroom

A white three piece suite comprising of bath with shower over and a glazed shower screen, low flush W.C and a wash hand basin with extractor and central heating radiator.

Bedroom One - Second Floor

19' 1" x 14' (5.82m x 4.27m)

En-Suite

A white three piece suite comprising of a walk in shower unit, low flush W.C and wash hand basin. Central heating radiator.

Allocated Parking

Allocated parking space.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to Holland Park, BRADFORD

- Situated in a gated complex
- Three bedrooms
- Duplex apartment
- En-suite to master bedroom
- Allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1292.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£110,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SHP110745 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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