

## **Chapel Court Sandmoor Garth Bradford**



**2 Bedroom Apartment  
£155,000**

69 Lower Wortley Road  
Wortley  
Leeds  
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# Apartment 14, Chapel Court Sandmoor Garth, Bradford, BD10 8JW

## COMMUNAL ENTRANCE:



Stairs rising to the upper floors, access to a lift rising to the upper floors

## Entrance Hallway:



Access to all rooms in the accommodation

## Open Plan Living Room / Dining Area / Fitted Kitchen

### Living Room Area:



Double glazed Juliette balcony, central heating radiator, television point, ample space for range of living room furniture

### Fitted Kitchen:



Double glazed window, a range of fitted wall, drawer & base units, work surfaces, gas hob with an extractor fan above, built under oven / grill, inset sink & drainer, ample space for a fridge / freezer, dishwasher

### Dining Area:

Double glazed window, ample space for a dining table & chairs

### Bedroom One:



Double glazed window, central heating radiator, a range of fitted wardrobes, ample space for a range of bedroom furniture

## En-suite Shower Room / WC:



A glazed shower cubicle with a plumbed shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

## Bedroom Two:



Double glazed window, central heating radiator

## Bathroom / WC:



A white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin set into a vanity unit, ladder style central heating radiator / towel warmer

## TO THE OUTSIDE:



## Parking Space:



Externally, there is one allocated parking space and residents parking is available

## EPC Link:

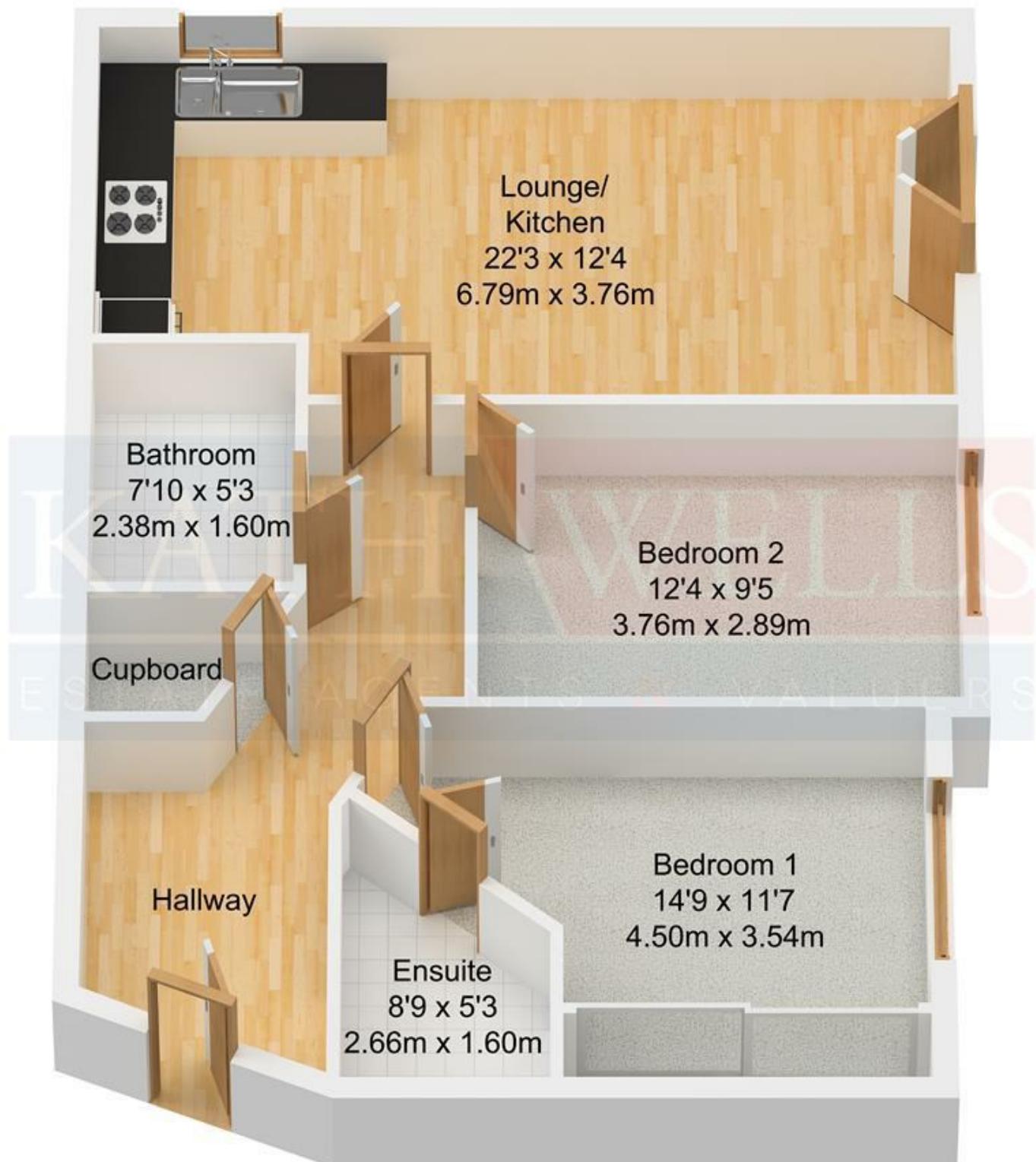
<https://find-energy-certificate.service.gov.uk/energy-certificate/8038-7727-5390-7613-8902>

## Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Floor Plan



**Ground Floor**  
Approx. 74.00 sqm.  
(796.52 sqft.)