

# HUNTERS®

HERE TO GET *you* THERE



## Kings Court, 2 Kings Croft

Drighlington, Bradford, BD11 1LA

£135,000



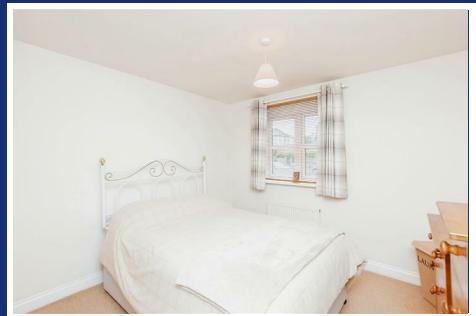
Council Tax: B



# 3 Kings Court, 2 Kings Croft

Drighlington, Bradford, BD11 1LA

£135,000



- FIRST FLOOR APARTMENT
- TWO DOUBLE SIZED BEDROOMS
- OPEN LIVING ROOM/KITCHEN
- WELL PRESENTED THROUGHOUT
- MODERN BATHROOM AND KITCHEN
- GAS CH AND DOUBLE GLAZING
- ALLOCATED PARKING
- VIEWING RECOMMENDED

Offered for sale with no onward chain is this very well presented first floor apartment with the benefit of GAS CH and DOUBLE GLAZING, well presented and decorated in fresh neutral shades. The living accommodation briefly comprising of an entrance hall, spacious open LIVING ROOM with far reaching views, including a MODERN kitchen with electric oven and gas hob appliances, plus space for a washer and fridge. TWO double bedrooms with built in wardrobes and MODERN bathroom with a mains shower over the bath.

The apartment is part of a select development in Drighlington village, close to local shops and amenities, in the immediate area and for public transport and the nearby motorway links.

Outside is a private car park with allocated space and a bike store.

In our opinion this would make an ideal first purchase or a buy to let investment

Very reasonable ground rent and service charges:

£500 per year service charge, including buildings insurance.

99 year lease with 84 years remaining on the lease

£100 per year ground rent

## LIVING ROOM/KITCHEN

21,10 x 14,5 (6.40m,3.05m x 4.27m,1.52m)

## BEDROOM ONE

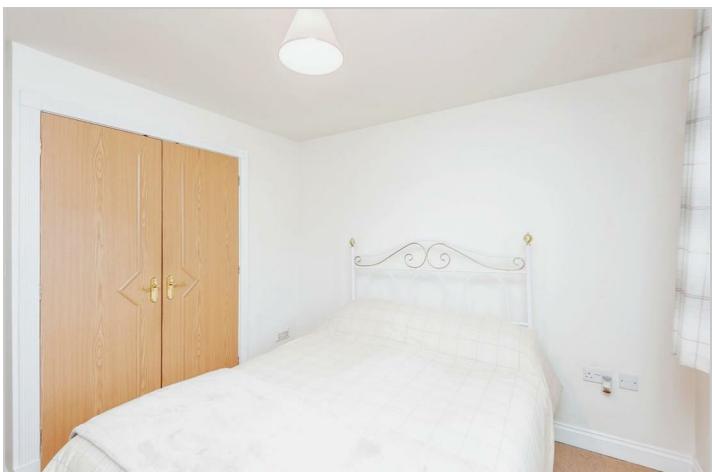
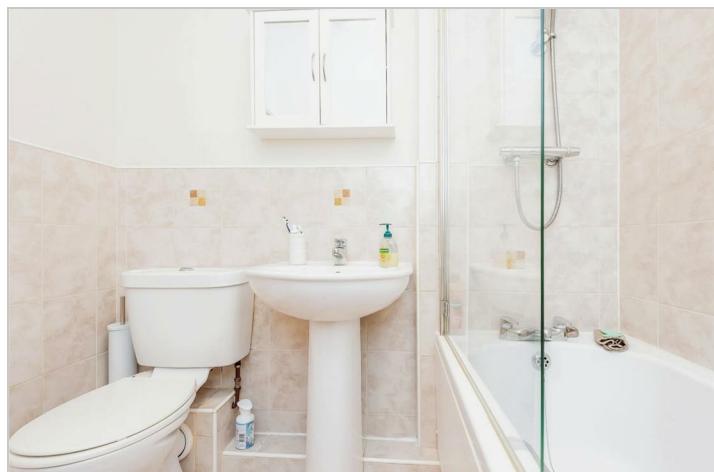
11,5 x 10,2 (3.35m,1.52m x 3.05m,0.61m)

## BEDROOM TWO

11,9 x 9 (3.35m,2.74m x 2.74m)

## BATHROOM

6,7 x 6, 7 (1.83m,2.13m x 1.83m, 2.13m)



## Road Map



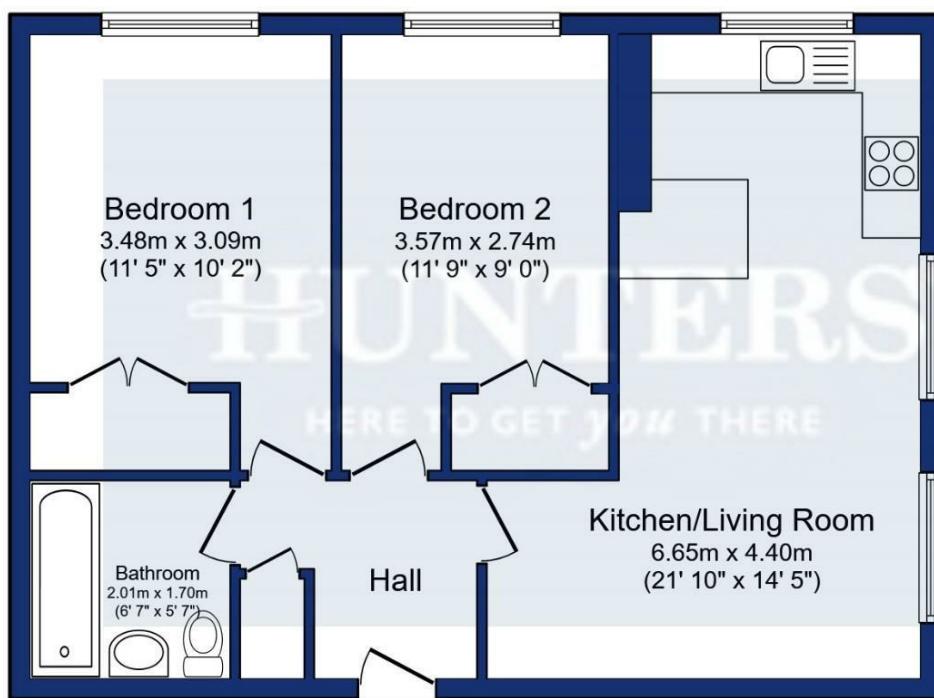
## Hybrid Map



## Terrain Map



## Floor Plan



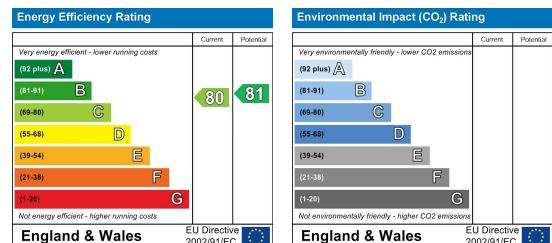
Total floor area 60.2 m<sup>2</sup> (649 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.