

## Card House, Bingley Road, Bradford BD9 6FF

- PRIME INVESTMENT OPPORTUNITY
- CURRENTLY TENANTED AT £675
- SLEEK SHOWER ROOM
- SOUGHT AFTER LOCATION
- SURROUNDED BY GREEN SPACES
- ONE BEDROOM APARTMENT
- MODERN FITTED KITCHEN
- ALLOCATED PARKING SPACE
- CONVERTED BUILDING
- COUNCIL TAX BAND A - EPC RATING D

**Asking Price £115,000**

# Card House, Bingley Road, Bradford BD9 6FF

## DESCRIPTION

Nestled in the heart of Bradford, this contemporary apartment at Card House, Bingley Road, offers an exceptional opportunity for both first-time buyers and savvy investors alike. Built in 2021, this stylish one-bedroom apartment spans a generous 403 square feet, providing a well-lit and spacious reception area that welcomes you with warmth and comfort.

Leasehold Property - Lease Term 125 Years from 15/04/2021  
Service Charge £1139.94 Per Annum  
Ground Rent £250 Per Annum

The modern fitted kitchen is designed with both functionality and aesthetics in mind, making it a delightful space for culinary enthusiasts. The sleek bathroom complements the apartment's contemporary feel, ensuring a relaxing retreat at the end of the day.

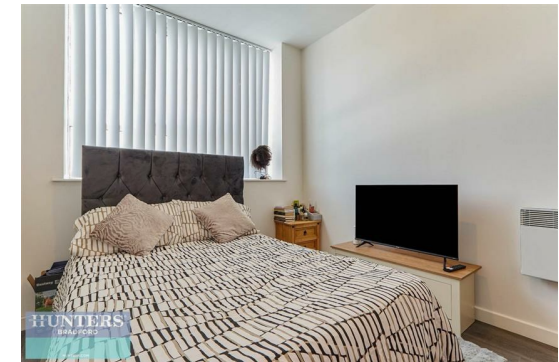
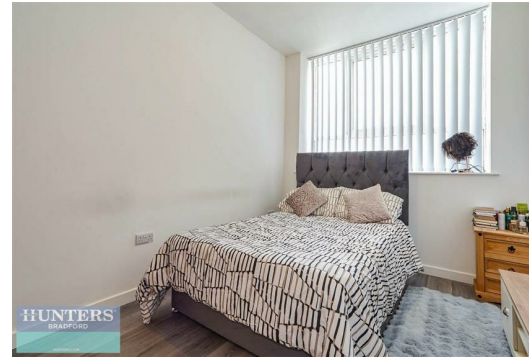
This property also boasts the convenience of an allocated parking space, a valuable asset in this sought-after urban location. Residents will appreciate the balance of city living with the tranquillity of surrounding green spaces, perfect for leisurely strolls or outdoor activities.

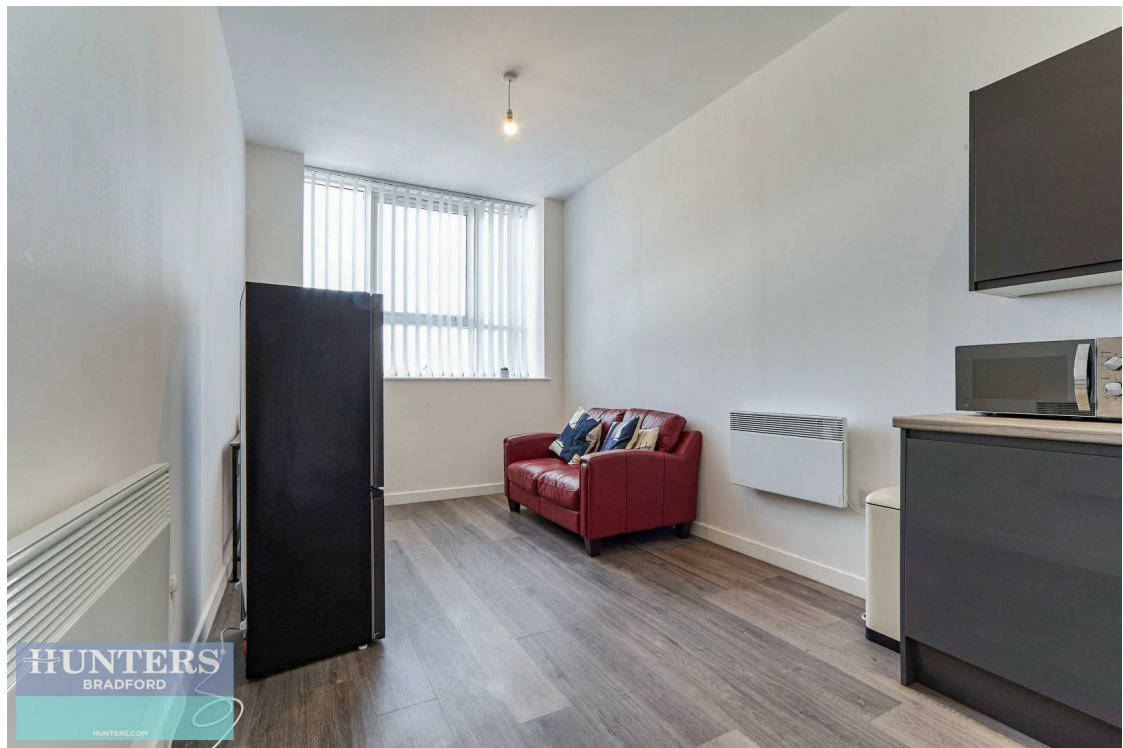
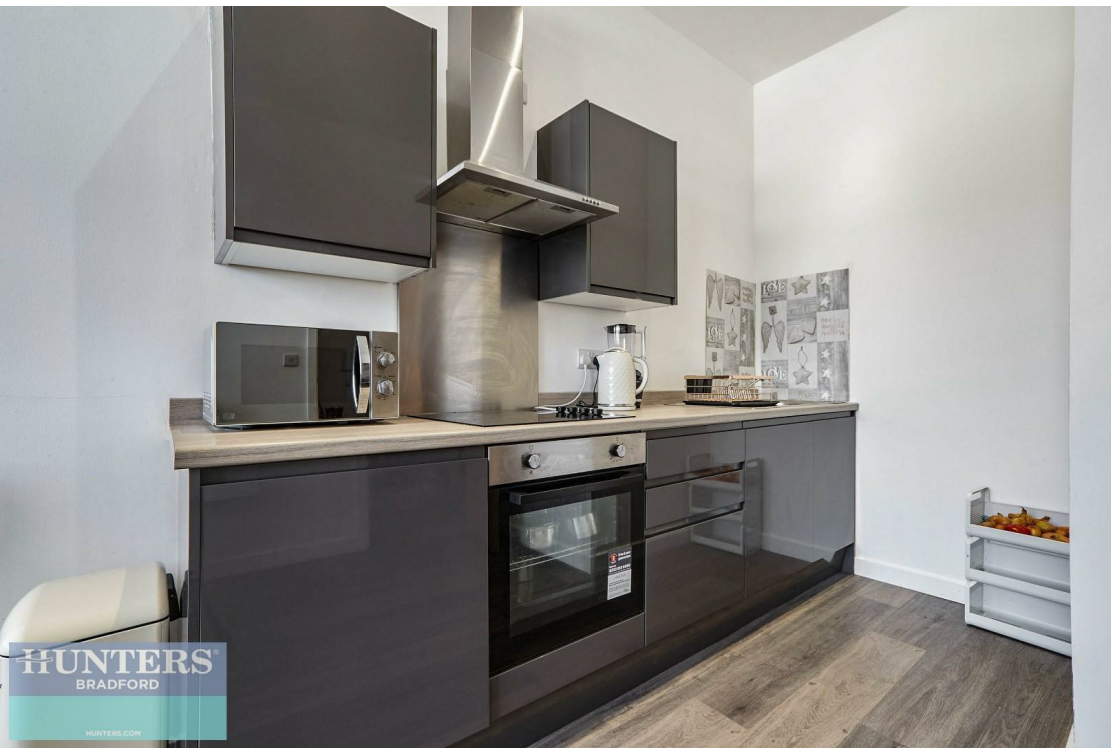
Whether you are looking to invest in a vibrant area, this apartment presents a prime opportunity that should not be missed. Embrace the urban lifestyle while enjoying the benefits of a contemporary living space in Bradford.

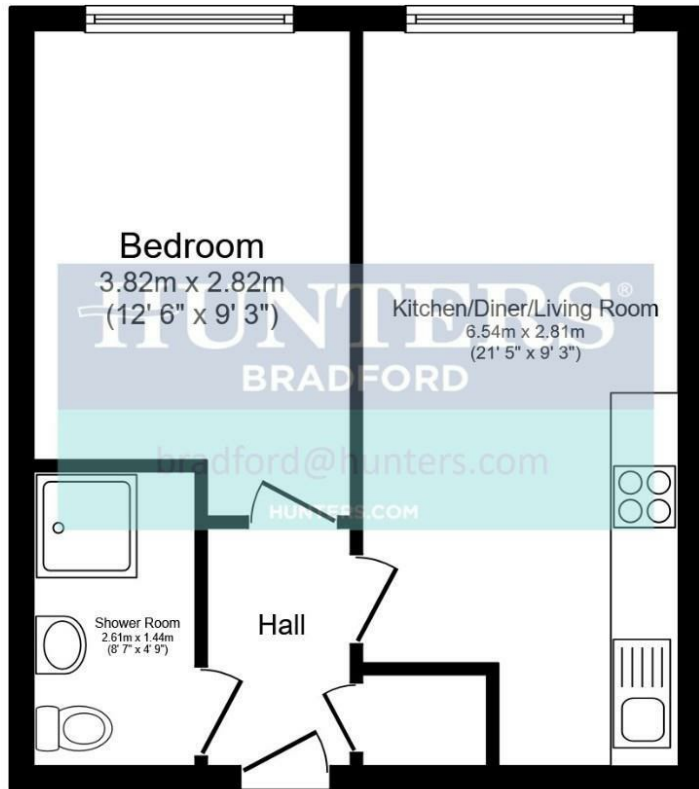
With a D-rated energy efficiency, this apartment is designed to be both comfortable and economical. Additionally, it falls under Council Tax Band A, making it an attractive option for those looking to manage their living expenses effectively.

### PLEASE NOTE:

The property is currently tenanted with an income, see below, advised by Vendor, which will need to be verified by Solicitors on Sale Agreed:







Total floor area 37.5 m<sup>2</sup> (403 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)

### Viewings

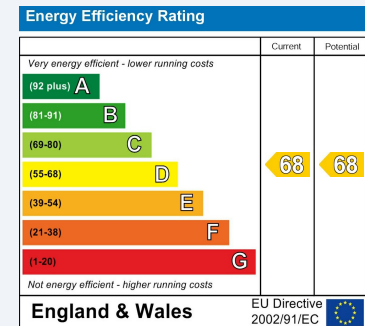
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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