



## Albion House, Hick Street, Little Germany, Bradford, BD1 5AW

- ONE BEDROOM OPEN PLAN STUDIO APARTMENT
- MODERN KITCHEN
- EXPOSED FEATURE BRICK WALLS
- COMMUNAL AREAS
- COUNCIL TAX BAND A
- CURRENTLY TENANTED AT £575 PCM UNTIL 21/01/2025
- MODERN BATHROOM
- LARGE WINDOWS
- ELECTRIC HEATING
- EPC RATING GRADE D

**Offers In The Region Of £35,000**



# Albion House, Hick Street, Little Germany, Bradford, BD1 5AW

HUNTERS BRADFORD PRESENTS - ALBION HOUSE, HICK STREET - BD1

ONE-BEDROOM OPEN PLAN STUDIO APARTMENT - MODERN KITCHEN - MODERN BATHROOM - EXPOSED FEATURE BRICK WALLS - LARGE WINDOWS - COMMUNAL AREAS - SHORT WALK TO BROADWAY - ELECTRIC HEATING - COUNCIL TAX BAND A - EPC RATING GRADE D

Leasehold term 998 years from 1 June 2005

Annual Service charge £1961

Annual Ground Rent £332.57

1. Short term lets such as Airbnb is not permitted/allowed.
2. The building insurance is currently within the service charge, but will be demanded separately after 01 July 2024

Tenanted at £575.00 PCM - Tenancy period is 22/12/2023 - 21/01/2025 (13 Months)

## HALLWAY

Leading to the studio room and bathroom. Telephone entry system.

## STUDIO ROOM

Benefits from large sash windows and electric heating. The kitchen has an array of wall and base unit's, microwave, washing machine as well as workspace, sink unit with drainer, electric hob and electric oven.

## BATHROOM





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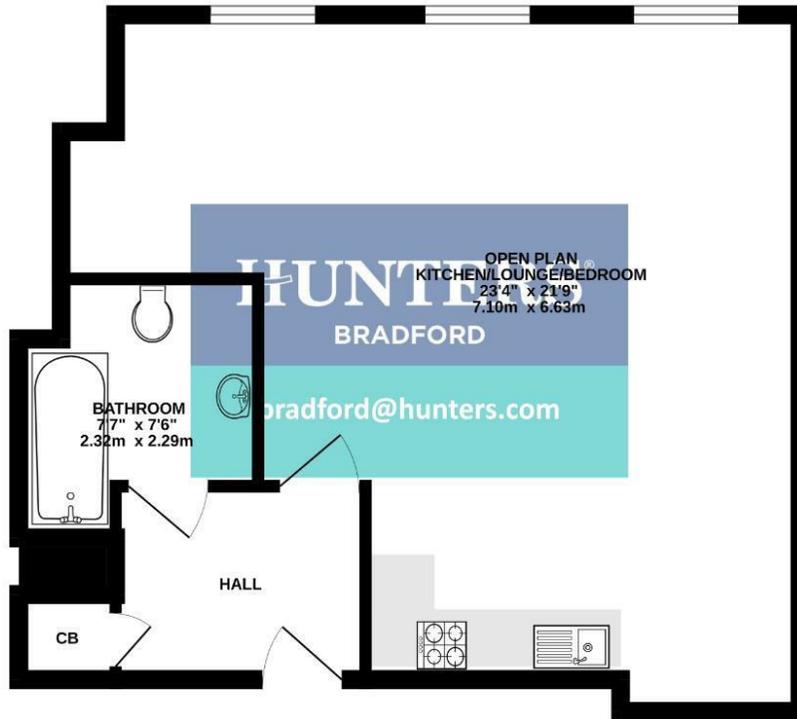


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FOURTH FLOOR



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**Viewings**

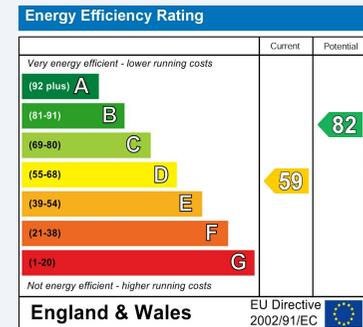
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**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.

