



130 Sunbridge Road

Bradford, BD1 2PF

Offers In Excess Of £50,000



Introducing this contemporary ground floor flat, perfectly positioned in the heart of BD1. This neutrally decorated apartment offers a bright and airy ambience, ideal for both first time buyers and investors seeking a stylish residence in an urban setting.

The property comprises a spacious open-plan reception room and kitchen, providing a versatile living and entertaining space. The modern kitchen is seamlessly integrated, making it perfect for relaxing evenings or hosting guests. Both bedrooms are generously sized doubles, ensuring ample space and comfort. The primary bedroom benefits from a convenient en-suite, adding an extra touch of privacy and luxury, while the second double bedroom offers flexibility for guests or additional family members. There is a second bathroom, providing further convenience for residents and visitors alike.

Residents will appreciate strong public transport links, allowing for easy commuting and access to the surrounding area, as well as the array of local amenities, shops, and eateries nearby – everything you need is within easy reach.



Kitchen/ Diner 15'1" x 12'2" (4.60 x 3.73)

Bedroom One 8'5" x 9'6" (2.58 x 2.90)

En Suite 5'1" x 5'1" (1.55 x 1.56)

Hallway

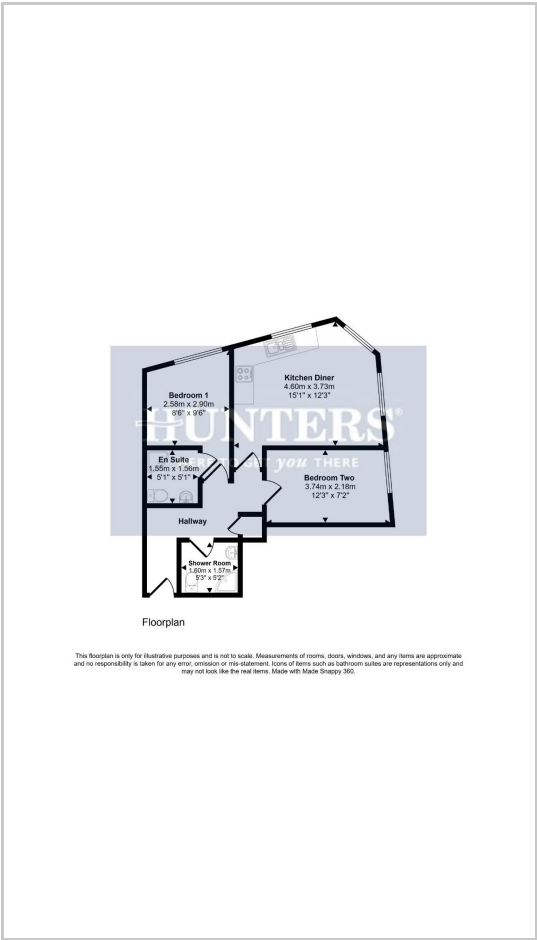
Bedroom Two 12'3" x 7'1" (3.74 x 2.18)

Shower Room 5'2" x 5'1" (1.60 x 1.57)

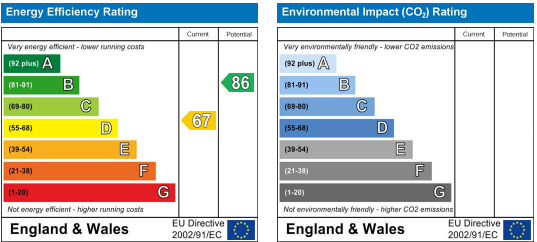
Area Map



Floor Plans



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.

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