

## 5, Upper Millergate, Bradford, West Yorkshire, BD11SX

- TWO BED APARTMENT
- OPEN PLAN LOUNGE / KITCHEN
- WELL PRESENTED THROUGHOUT
- FOB/PIN ENTRY TO BUILDING
- GROUND RENT £600.00 PA - SERVICE CHARGE £5,152.47 PA
- CENTRAL CITY LOCATION
- MODERN BATHROOM
- TWO DOUBLE BEDROOMS
- ACCESS TO BRADFORD INTERCHANGE AND FORSTER SQUARE
- COUNCIL TAX BAND A - EPC RATING D

**Asking Price £35,000**



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### DESCRIPTION

For sale is this immaculate two-bedroom flat, positioned in the heart of the city with convenient access to public transport links and local amenities. The property is on the fourth floor and is in excellent condition, boasting a modern aesthetic throughout, making it a desirable purchase for those looking for a ready-to-move-in home.

The flat comprises a spacious reception room, ideal for entertaining or relaxing, and a well-equipped kitchen that caters to all culinary needs. Both bedrooms are double in size, providing ample space for furnishings and offering a comfortable living arrangement.

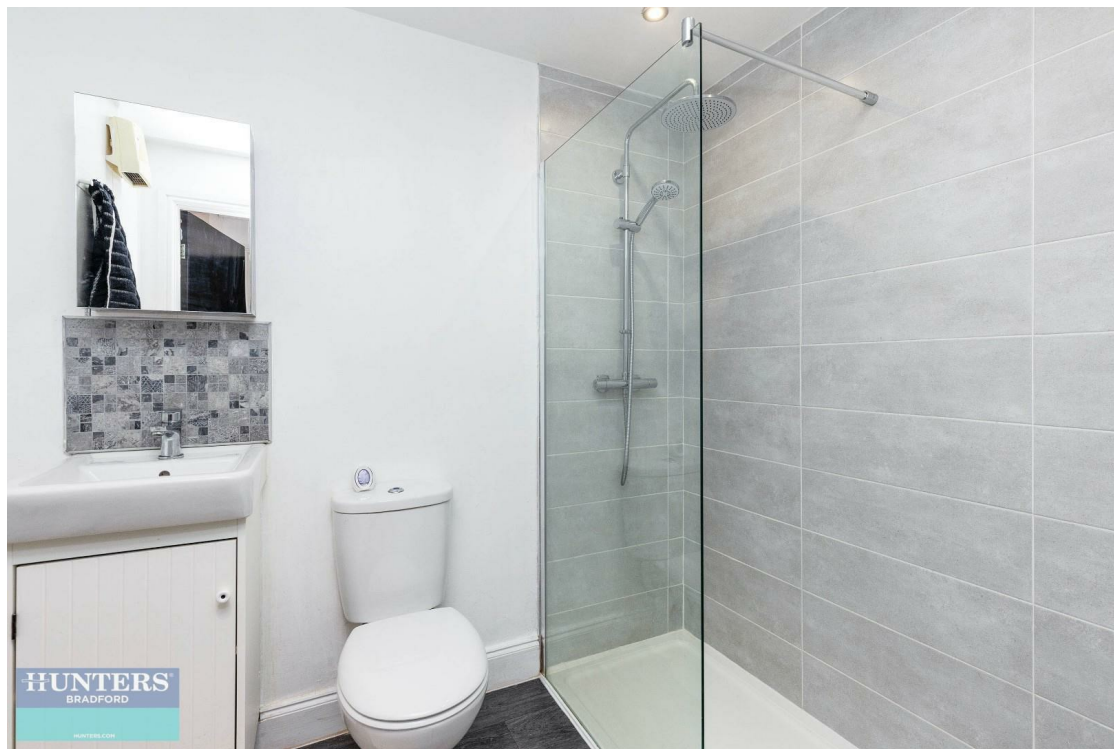
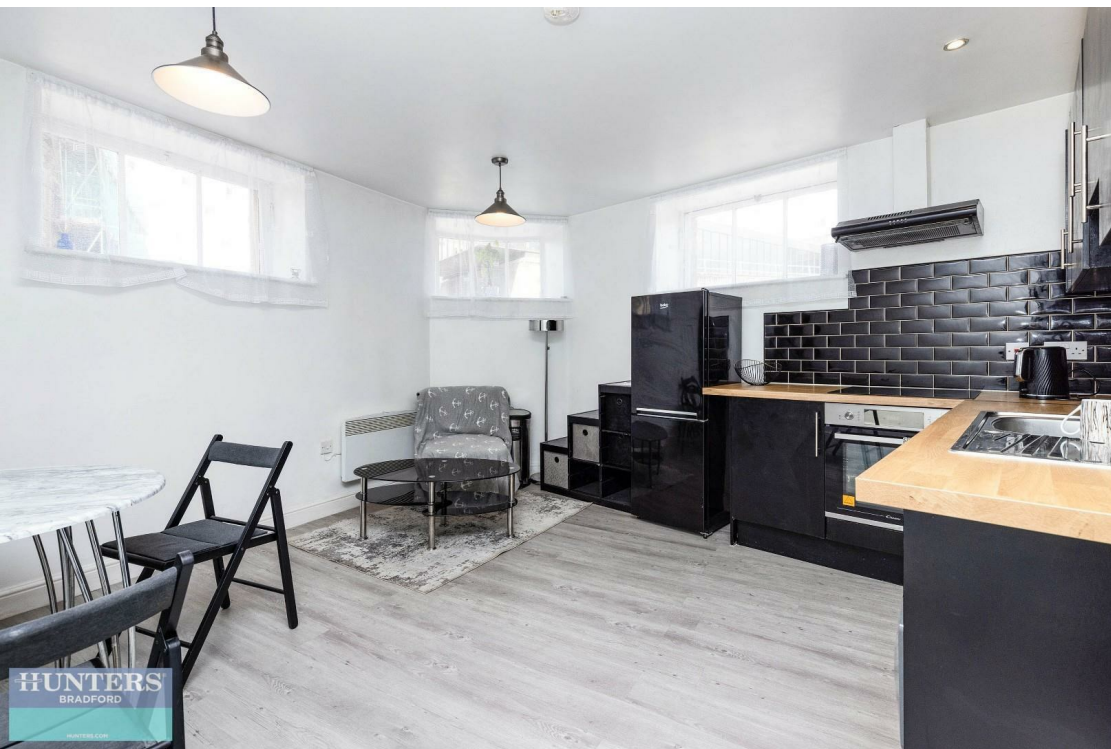
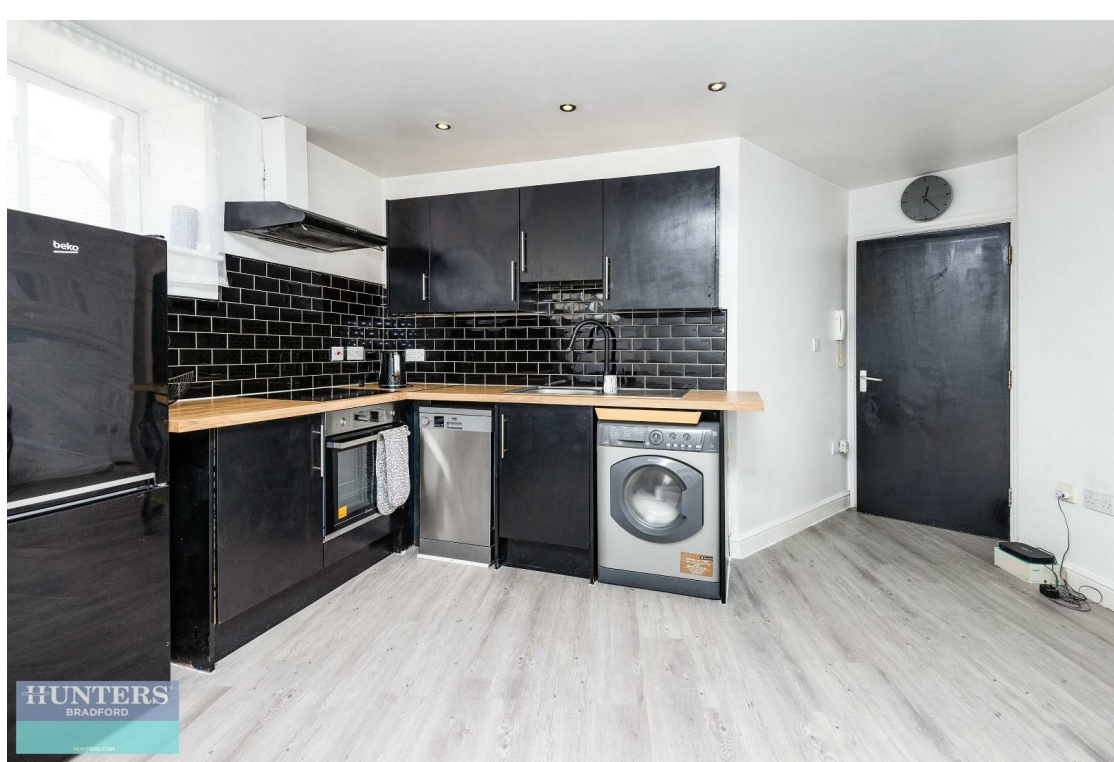
The property features a contemporary bathroom equipped with a rain shower and a heated towel rail, offering a touch of luxury and practicality. All rooms in this property demonstrate a high level of attention to detail and a strong focus on quality, which is consistent with its overall immaculate condition.

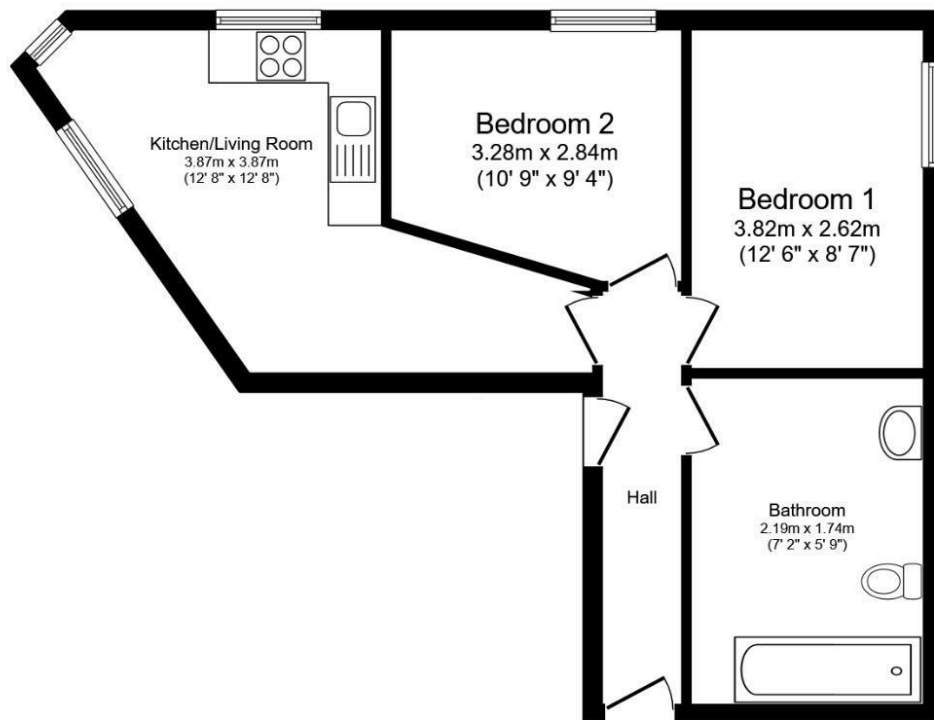
This property has an EPC rating of 'D' and falls within the 'A' council tax band, making it an affordable option for homeowners. The property's location further enhances its appeal, with a variety of local amenities within walking distance and excellent public transport links nearby, providing easy access to the wider area.

This two-bedroom flat offers an excellent opportunity for those seeking a high-quality, well-located property. The blend of its immaculate condition, convenient location, and modern features make it a truly desirable property in the market.









**Floor Plan**  
Floor area 48.0 sq.m. (516 sq.ft.)

Total floor area: 48.0 sq.m. (516 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

### Viewings

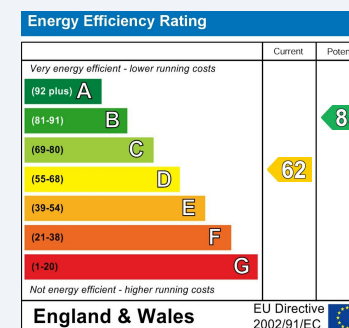
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.