

## Woolston Warehouse, Grattan Road, Bradford, BD1 2NG

- INVESTOR LANDLORDS
- CURRENTLY TENANTED AT £550 PCM
- THREE PIECE BATHROOM SUITE
- BALCONY
- EPC RATING GRADE E
- ONE BEDROOM CITY CENTRE APARTMENT
- OPEN PLAN LOUNGE KITCHEN
- DOUBLE BEDROOM
- COUNCIL TAX BAND A

**Offers In The Region Of £60,000**





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HUNTERS BRADFORD PRESENTS - WOOLSTON WAREHOUSE

INVESTOR LANDLORDS - ONE BEDROOM CITY CENTRE APARTMENT - CURRENTLY TENANTED - OPEN PLAN LOUNGE KITCHEN - THREE PIECE BATHROOM SUITE - DOUBLE BEDROOM - BALCONY - COUNCIL TAX BAND A - EPC RATING GRADE E

LEASEHOLD PROPERTY - CURRENTLY TENANTED AT £550 PCM - TENANCY IN PLACE UNTIL 04/05/2024

LEASEHOLD TERM 999 YEARS FROM 1st JANUARY 2007

GROUND RENT £ 250 PER ANNUM as advised by vendor - Solicitors will need to confirm in full

SERVICE CHARGE £ 751.93 PER ANNUM as advised by vendor - Solicitors will need to confirm in full

## DETAILS

Enter into the hallway, there are doors to the open plan lounge / kitchen, bathroom, bedroom and a handy storage cupboard.

The lounge space has full glass doors leading to the balcony area and a kitchen space. The kitchen has both wall and base units, electric hob, oven, tiled splashbacks and space for a free standing fridge freezer.

The bedroom is a double room with space for wardrobes and a door leading onto the balcony area.

The bathroom is a three piece with bath, basin and WC.

Car Parking Available\*. \*Permit Required which can be purchased from Management Company.

## LOCATION

Bradford Interchange and Forster Square Retail Park are within the Area, making Transport Links and Shopping more convenient. As well as the Gym, Cinema, Bowling and Restaurants.

Ground Rent and service charge advised by vendor, this will need to be verified by a solicitor on sale agreed.







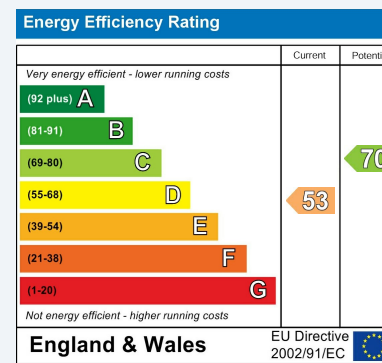
## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro 12/2023

## 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.

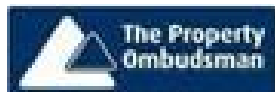
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact Hunters Bradford via [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.



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