



## Holland Park, Daisy Hill, Bradford, West Yorkshire, BD9 6AF

- TWO BEDROOM FIRST FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- SECURE GATED DEVELOPMENT
- LOCATED CLOSE TO BRI HOSPITAL AND TOWN CENTRE
- OF INTEREST TO INVESTORS AND FIRST TIME BUYERS
- MODERN THREE PIECE BATHROOM
- ALLOCATED PARKING AND VISTOR PARKING
- 979 YEARS REMAINING ON THE LEASE
- COUNCIL TAX BAND A - EPC RATING GRADE C

**Offers In The Region Of £80,000**





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HUNTERS BRADFORD PRESENTS - HOLLAND PARK BD9

LEASE HOLD TERM 999 YEARS FROM 01/01/2004 - 01/01/3003 -  
979 YEARS REMAINING  
ANNUAL SERVICE CHARGE - £1290  
ANNUAL GROUND RENT - £150

Nestled in the charming Holland Park development in Daisy Hill of Bradford, West Yorkshire, this delightful two-bedroom first-floor apartment is a gem waiting to be discovered.

Ideal for both investors and first-time buyers, this property boasts a well-presented interior with a modern three-piece bathroom, ensuring comfort and style. The inclusion of gas central heating and double glazing adds a touch of modern convenience to this inviting space.

Convenience is key with allocated parking for one vehicle, as well as visitor parking for guests. Safety is also a priority with its location in a secure gated development, providing peace of mind for residents.

With an impressive 979 years remaining on the lease, this property offers long-term stability and investment potential. Its proximity to the BRI Hospital and town centre makes it a prime location for those seeking easy access to amenities and healthcare facilities.

Council Tax Band A and an EPC rating of Grade C further enhance the appeal of this charming flat.

Don't miss out on the opportunity to make this lovely apartment your new home sweet home in the heart of West Yorkshire.

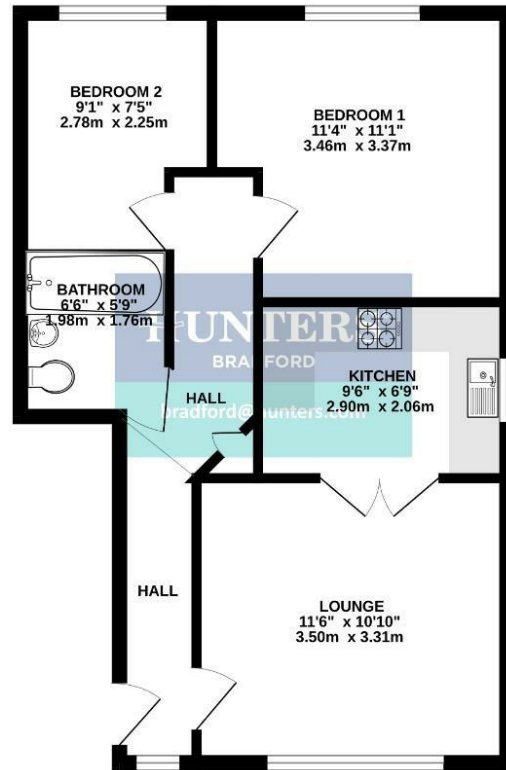








## FIRST FLOOR



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.  
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## Viewings

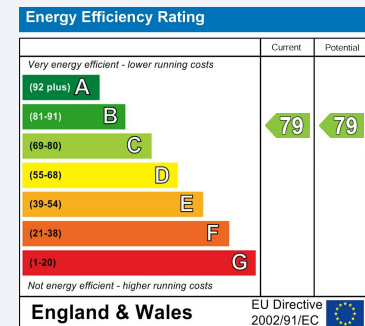
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.