



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

- TWO BEDROOM GROUND FLOOR APARTMENT
- RECENTLY DECORATED AND NEW FLOORING 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
- 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

OFFERED WITH NO ONWARD CHAIN

LEASEHOLD TERM 999 YEARS FROM 01/01/2004 - 01/01/3003

ANNUAL SERVICE CHARGE - £1290.20

ANNUAL GROUND RENT - £150

Welcome to this charming two-bedroom ground floor apartment located in the desirable area of Holland Park Daisy Hill, Bradford. This property is perfect for both investors and first-time buyers looking for a modern and convenient living space.

As you step into this recently decorated apartment, you'll be greeted by a reception room, ideal for entertaining guests or simply relaxing after a long day. The new flooring throughout the apartment adds a touch of elegance and complements the modern decor.

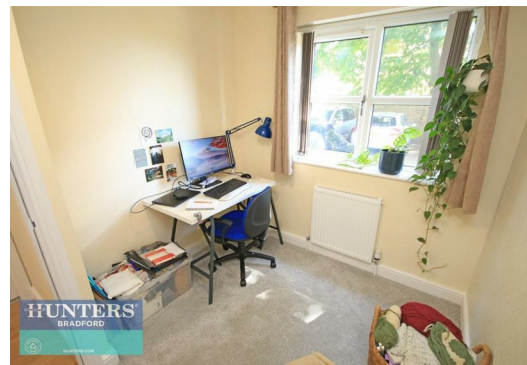
The apartment features two cosy bedrooms, providing ample space for a small family, guests, or even a home office. The modern three-piece bathroom is perfect for unwinding with a hot bath after a busy day.

With gas central heating and double glazing, you can stay warm and comfortable throughout the year while keeping energy costs down. The allocated parking space in the secure gated development offers convenience and peace of mind for your vehicle.

Situated close to BRI Hospital and the town centre, this property offers easy access to essential amenities and services. With a council tax band A and an EPC rating grade C, this apartment is not only stylish but also cost-effective to maintain.

Don't miss out on this fantastic opportunity to own a property with 979 years remaining on the lease.

Contact us today to arrange a viewing and make this lovely flat your new home!

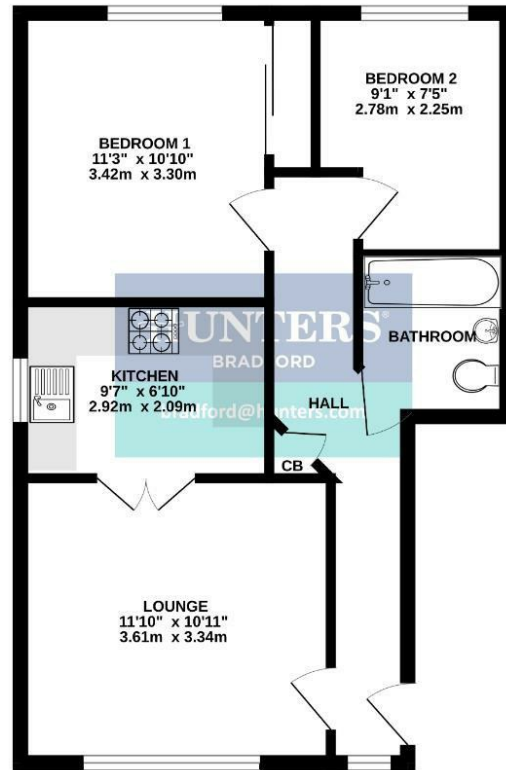








## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

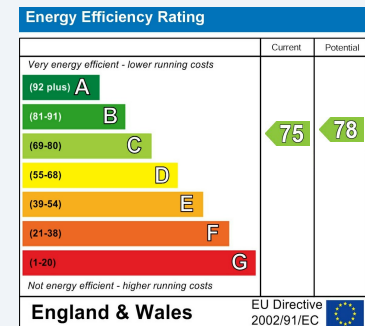
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.