

Rawson Road, , Bradford, BD1 3SA

- A TWO-BEDROOM DUPLEX GROUND FLOOR APARTMENT
- MEZZANINE BALCONY BEDROOM
- THREE-PIECE GROUND FLOOR BATHROOM
- INTEGRATED APPLIANCES
- EPC RATING GRADE C
- OPEN PLAN LOUNGE / KITCHEN
- TWO DOUBLE BEDROOMS
- BEDROOM 1 WITH ENSUITE SHOWER ROOM
- COUNCIL TAX BAND A
- LEASEHOLD TERM 125 years from and including the 1 January 2007

Offers In The Region Of £70,000



Rawson Road, , Bradford, BD1 3SA

DESCRIPTION

Public Notice

Rawson Buildingss, Apt 12, Rawson Road Bradford, West Yorkshire, BD1 3SA
We are acting in the sale of the above property and have received an offer of £75,555

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C

HUNTERS BRADFORD PRESENTS - RAWSON BUILDINGS

A TWO-BEDROOM DUPLEX GROUND FLOOR APARTMENT - OPEN PLAN LOUNGE / KITCHEN - MEZZANINE BALCONY BEDROOM - TWO DOUBLE BEDROOMS - THREE-PIECE GROUND FLOOR BATHROOM - BEDROOM 1 WITH ENSUITE SHOWER ROOM - INTEGRATED APPLIANCES - COUNCIL TAX BAND A - EPC RATING GRADE C

LEASEHOLD TERM 125 years from and including the 1 January 2007

AWAITING SERVICE CHARGE AND GROUND RENT INFORMATION

GROUND FLOOR

Enter into the hallway, there are doors to access the lounge/kitchen, bedroom 2, the bathroom and stairs to the first floor. The open plan lounge / kitchen is a good size with two large windows, lettings in a good amount of light. The kitchen has spotlights, integrated appliances (Dishwasher, washing machine, fridge freezer). Bedroom 2 is a double room with large window, the bathroom is a three piece (bath, basin and WC).

FIRST FLOOR

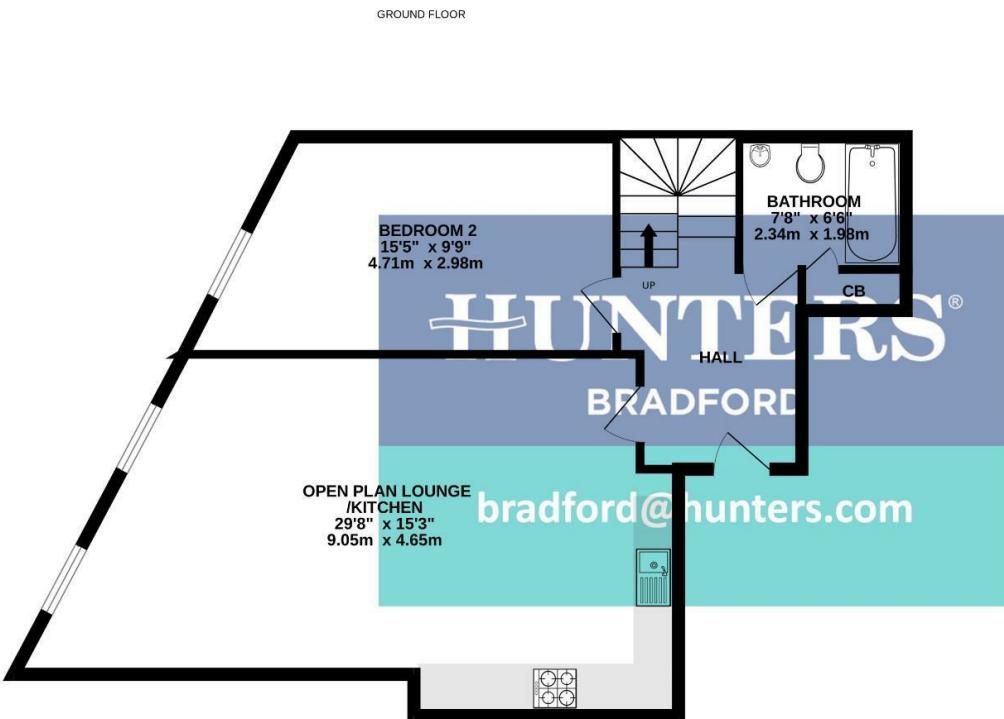
Bedroom 1 is located on the first floor and has a mezzanine balcony, overlooking the lounge area. Bedroom 1 is a double room with an en-suite shower room (shower cubicle, basin and WC).

EXTERNAL

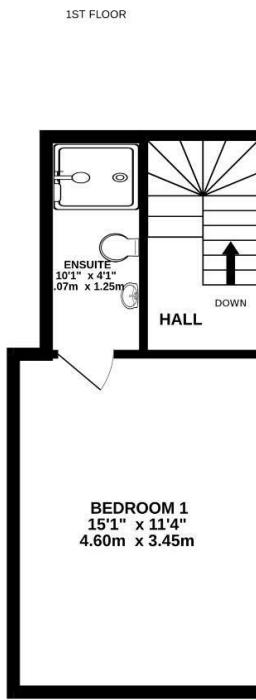
The apartment is set within the Rawson Buildings Development with gated access, giving security to the development.







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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	75	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

2 Wakefield Road, Bradford, BD4 7AT

Tel: 01274 393955 Email:

bradford@hunters.com <https://www.hunters.com>



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