



**HUNTERS®**

Sales ▪ Lettings ▪ Management

Offers Over £90,000

Headingley House, Chapman Road, Bradford, West Yorkshire, BD3 7FG

- IMMACULATE TWO BEDROOM APARTMENT
- OPEN PLAN RECEPTION ROOM
- CONTEMPORARY BATHROOM
- CLOSE TO LOCAL AMENITIES
- GROUND RENT £250 PA - SERVICE CHARGE £1332 PA
- MODERN KITCHEN
- JULIET BALCONY
- SECOND FLOOR
- ALLOCATED PARKING SPACE AND VISITORS PARKING
- EPC GRADE C - COUNCIL TAX BAND B

# Headingly House, Chapman Road, Bradford, West Yorkshire, BD3 7FG

Presenting an immaculate two-bedroom flat for sale in a highly sought after location, ideal for first-time buyers, investors, or families alike. This beautifully maintained property offers a spacious open-plan reception room, perfect for both relaxing and entertaining. The open-plan kitchen is thoughtfully designed, creating a seamless flow throughout the living space and making it an excellent spot for both everyday living and hosting guests.

The accommodation comprises one generously sized double bedroom, providing a tranquil retreat, and a comfortable single bedroom, suitable for a child, guest, or as a home office. The modern bathroom features a heated towel rail, adding a touch of luxury and comfort to your daily routine.

Located in an exceptionally well-connected area, this flat boasts excellent transport links to both Bradford and Leeds, making commuting or city visits effortless. You will also benefit from having a wide array of local amenities right on your doorstep, including gyms and a variety of restaurants—perfect for a convenient and vibrant lifestyle.

This property represents a fantastic opportunity to acquire a stylish, move-in ready home in a highly desirable location. With its immaculate condition, practical layout, and proximity to public transport and local amenities, this flat is certain to appeal to those seeking comfort and convenience. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

COUNCIL TAX BAND B - EPC GRADE C





**Hallway**

**Livingroom**  
14'0" x 14'3"

**Kitchen**  
7'4" x 10'5"

**Bedroom One**  
15'9" x 8'0"

**Bedroom Two**  
8'5" x 7'3"

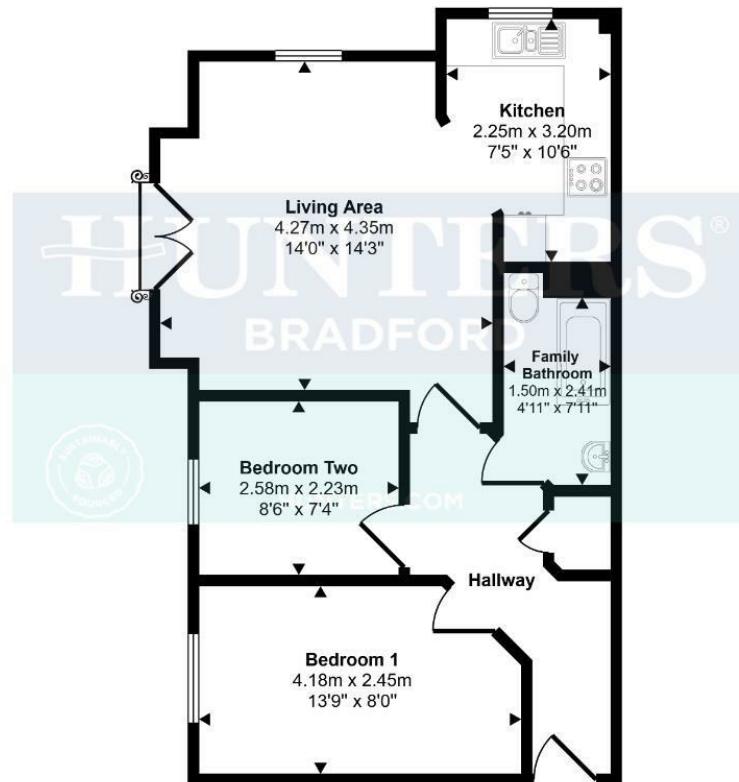
**Family Bathroom**  
4'11" x 7'10"





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. 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.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	85
(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	

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Bradford -  
01274 393955 <https://www.hunters.com>

