



## Netherwood Chambers, 1A Manor Row, Bradford, BD1 4PB

- \*\*\* NO CHAIN \*\*\*
- A TWO BEDROOM CITY CENTRE THIRD FLOOR APARTMENT
- THREE PIECE BATHROOM
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- INVESTMENT PROPERTY
- LEASEHOLD TERM - 999 YEARS FROM 1st JANUARY 1997
- OPEN PLAN LOUNGE / KITCHEN
- TOWN CENTRE LOCATION
- EPC RATING GRADE D

**Offers In The Region Of £65,000**



# Netherwood Chambers, 1A Manor Row, Bradford, BD1 4PB

HUNTERS BRADFORD PRESENTS - NETHERWOOD CHAMBERS  
BD1

A TWO BEDROOM CITY CENTRE THIRD FLOOR APARTMENT -  
NO CHAIN - THREE PIECE BATHROOM - OPEN PLAN LOUNGE /  
KITCHEN - TWO DOUBLE BEDROOMS - LIFT ACCESS - TOWN  
CENTRE LOCATION - COUNCIL TAX BAND A - EPC RATING  
GRADE D

Leasehold Term - 999 years from 01/01/1997 - 01/01/2996 - Approx.  
.973 Year remaining

GROUND RENT £250 PA

SERVICE CHARGE £1250 PA

Enter the property into the hallway, there are doors to access the  
open plan lounge / kitchen, two bedrooms, the bathroom and a  
handy floor to ceiling storage cupboard. The open plan lounge /  
kitchen is a good-sized room with two windows, the kitchen has both  
wall and base units, electric hob/oven and plumbing for a washing  
machine.

Bedroom 1 is a double room with two windows and bedroom 2 is a  
single room. The bathroom is a three piece with shower, basin and  
Wc.

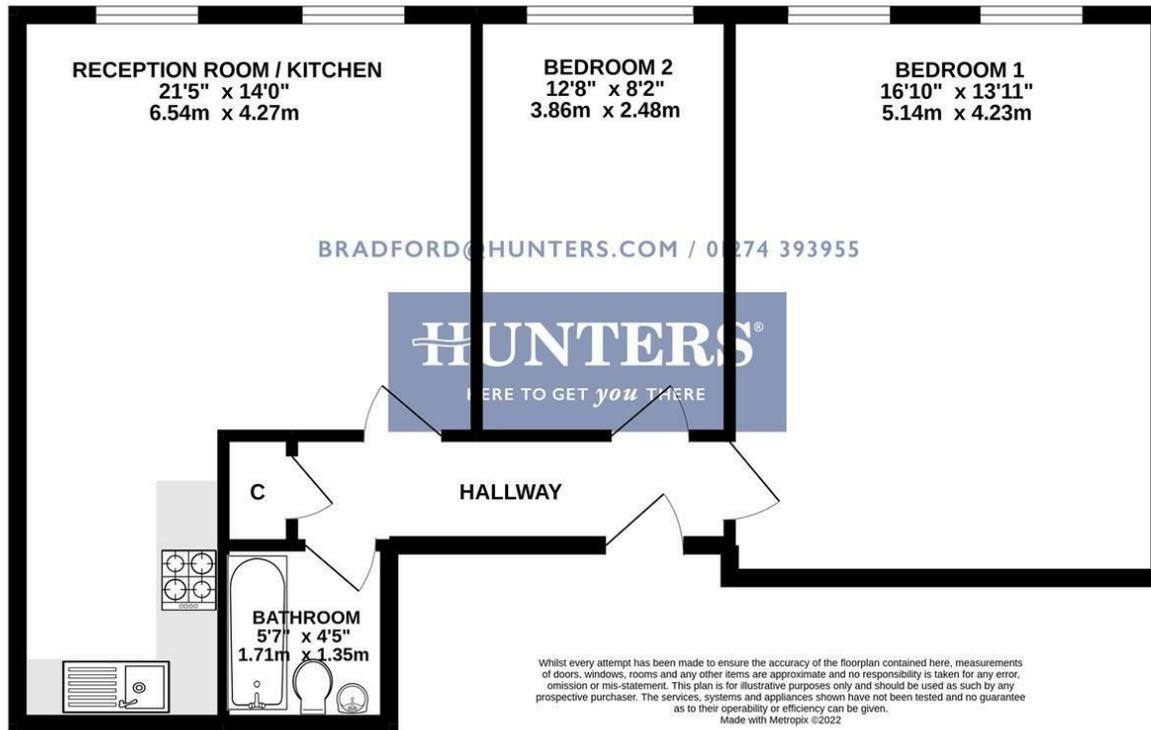
We have been informed of the above charges by the vendor, these  
will need to be verified by a solicitor.

We are awaiting confirmation of the review periods for both the  
service charge and ground rent.



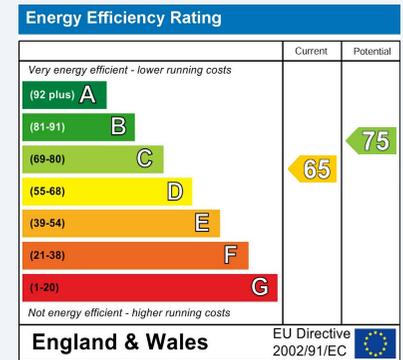


## THIRD FLOOR



## 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 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>

