



**Wellington Court, Bradford BD6 2TU**



**welcome to**

**Wellington Court, Bradford**

This spacious ground floor flat in BD6, Bradford features a modern fitted kitchen with an electric oven, fridge/freezer and dryer. It includes a fully fitted bathroom and is ready for comfortable living.



**Lounge**

15' 1" x 13' ( 4.60m x 3.96m )

Open to the kitchen.

**Kitchen**

8' x 6' 7" ( 2.44m x 2.01m )

Fitted kitchen open to the lounge with a range of wall and base units incorporating stainless steel sink and drainer with work surfaces, electric oven, gas, hob, fridge/freezer, washing machine and dryer. Window to the front and houses the boiler.

**Bedroom One**

12' 11" x 8' 5" ( 3.94m x 2.57m )

With window to the rear.

**Bathroom**

Three piece suite comprises of panel bath, wash hand basin and WC. Window to the rear.

**Outside**

Block paved parking bay to the side.



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welcome to

## Wellington Court, Bradford

- Spacious ground floor layout
- Modern fitted kitchen
- Fitted bathroom
- Essential kitchen appliances
- Offers Over £75,000

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 600.00

Ground Rent: 195.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Oct 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£70,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF116804 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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