



Frizley Gardens, Bradford BD9 4LY

welcome to

Frizley Gardens, Bradford

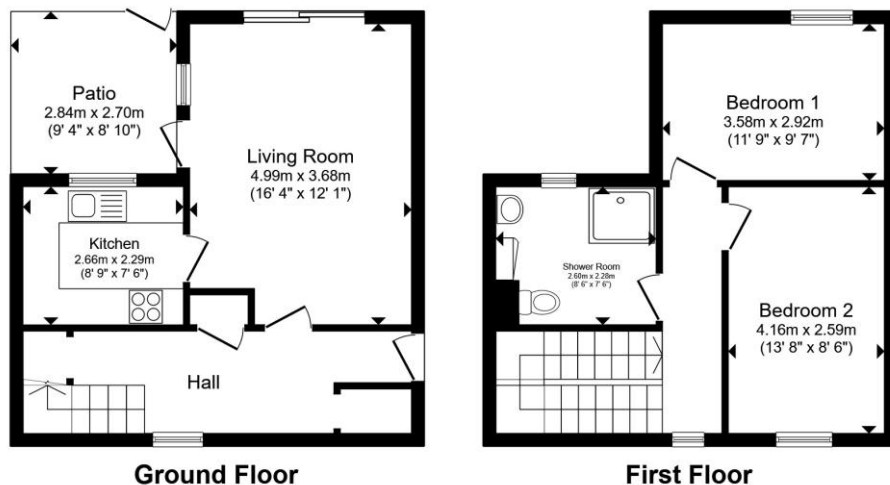
William H Brown are pleased to welcome to the market this rare two double bedroom ground floor duplex apartment with key features of a garden and scenic views on a private complex in BD9. Benefitting from being in a highly desirable residential location with excellent public transport links close by



William H Brown are pleased to welcome to the market this larger than average two ground floor duplex apartment with scenic views offering spacious and versatile accommodation arranged over two floors. Comprising internally of one reception room, a fitted kitchen, two double bedrooms, a shower room. Externally, there is a ground floor balcony, private garden, allocated disabled parking space, and well maintained and landscaped communal gardens. Situated in a highly regarded residential location with excellent public transport links close by including Frizinghall train station, and the local amenities of Frizinghall including restaurants and shops. Energy Rating: D

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Entrance Hall

The spacious entrance hall has two generous cupboards, one with lighting and power, plus an additional under stair storage area. The hallway also features a full length double glazed uPVC window to the front aspect and a Smart Ecombi electric radiator.

Lounge / Diner

16' 4" x 12' 1" (4.98m x 3.68m)

The spacious lounge/diner has a full length uPVC double glazed window to the rear and side aspects, a Smart Ecombi electric radiator, television and telephone points, along with double glazed doors leading onto the patio area. Telephone and TV access points.

Kitchen

8' 9" x 7' 6" (2.67m x 2.29m)

The partially tiled kitchen is fitted with a range of wall and base units, complimentary work surfaces and a stainless steel sink and drainer, plumbing for a washing machine, and space for a fridge/freezer. Integrated appliances include a double electric oven with an Induction hob and extractor hood above. A UPVC double glazed window faces to the rear aspect.

First Floor Landing

The first floor landing has a full length, double glazed uPVC window to the front aspect and a smart ecombi heater.

Bedroom One

11' 9" x 9' 7" (3.58m x 2.92m)

A double bedroom which features a UPVC double glazed window to the rear aspect and is fitted with an electric heater.

Bedroom Two

13' 8" x 8' 6" (4.17m x 2.59m)

A further double bedroom which features a UPVC double glazed window to the front with far reaching views and is fitted with an electric heater.

Shower Room

The shower room has fully tiled walls and floor. It also features a double glazed window to the rear aspect, an electric heated towel rail, a wash hand basin with vanity storage unit, a large shower cubicle and a low flush WC.

External

The uPVC front door opens onto the pathway leading to the allocated disabled parking space. The property has a larger than average sized ground floor balcony with astro-turf and benefits from lighting. The balcony leads to a low maintenance private garden area providing space for outdoor seating and entertaining. Additional



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- Duplex apartment
- Two double bedrooms, private garden area.
- Spacious living room & separate kitchen
- Modern three piece shower room
- excellent transport links, disabled parking space.

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1380.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP111663 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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