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Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Wellington Court, Bradford

£120,000 Leasehold

Three Bed Duplex Apartment

EPC Rating: B

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Wellington Court
Bradford
BD6

Key features:

- Three Bedroom Duplex Apartment
- Deceptively Spacious
- Close To All Local Amenities
- Popular Residential Location
- Ideal For First Time Buyers
- Allocated Parking
- Leasehold Years Remaining: 117
- Service Charges & Ground Rent Per Annual: £795



Why you'll like it

Brought to the market is this Three Bedroom Duplex Apartment situated in a quiet cul-de-sac location. This property benefits from; ample storage, gas central heating and a modern finish. Viewing is essential!

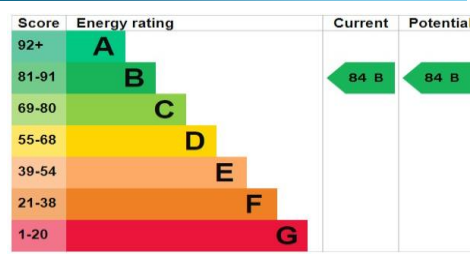
Situated in a quiet cul-de-sac location. The property has excellent transport links via multiple bus routes into Halifax and Bradford Town Centre, Low Moor Train Station within 2.5 miles and the M62 motorway nearby, making commutes to Leeds & Manchester easily accessible.

ENTRANCE HALL To the front of the property is an entrance hall housing a storage cupboard and giving access to the stairs to the first floor

FIRST FLOOR

LIVING ROOM 18' 0" x 9' 10" (5.5m x 3m) To the rear of the first floor is a spacious living room comprising a gas central heating radiator and three double glazed windows to rear

KITCHEN 18' 0" x 10' 2" (5.5m x 3.1m) To the front elevation is a substantial kitchen/diner comprising a fitted kitchen comprising a mixture of wall and base units, an integral electric fan oven with gas hob and extractor over, space and plumbing for fridge freezer and washing machine, a sink and



drainer with two double glazed windows to front and ample space for a dining table.

SECOND FLOOR

BEDROOM ONE 18' 4" x 10' 9" (5.6m x 3.3m) Main double bedroom, large is size with two double glazed windows to front and gas central heating radiator.

BEDROOM TWO 11' 5" x 9' 2" (3.5m x 2.8m) A second double bedroom to the rear elevation of the house with a gas central heating radiator and double glazed window to rear

BEDROOM THREE 10' 9" x 8' 10" (3.3m x 2.7m) The third bedroom is a good sized single with double glazed window to rear and gas central heating

BATHROOM Family bathroom comprising; WC, hand wash basin and shower over bath

