



**Shay Drive**  
Bradford, BD9 5QX

**£85,000**

# Property Features

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- GROUND FLOOR APARTMENT
- DECEPTIVELY SPACIOUS
- LARGE ROOMS
- BASEMENT GARAGE & STORE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- IDEAL INVESTMENT
- ONE DOUBLE BEDROOM
- VIEWS TO THE REAR
- NO CHAIN

## Full Description

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**\*\* LARGE ONE BEDROOM GROUND FLOOR APARTMENT \*\* GARAGE \*\* RECENTLY REFURBISHED \*\* OPEN VIEWS TO THE REAR \*\* ALARM \*\*** This deceptively spacious apartment in Heaton is 'ready to move in' and also offers potential to increase the living space. There is a large garage underneath the apartment with a storeroom, along with a big hallway and a large bathroom. Recently redecorated throughout plus new flooring, and available with NO CHAIN. Briefly comprising of: Hallway, Lounge, Dining Kitchen, Bedroom & Bathroom. Garage & Storeroom below. This is an ideal first time buy or landlord investment and we are expecting a high demand.

### ENTRANCE HALL

14' 9" x 5' 6" (4.5m x 1.68m)

A good sized entrance hall with an open-plan store area, alarm control panel, mains powered smoke alarm and a central heating radiator.

### LOUNGE

15' 7" x 12' 1" (4.75m x 3.68m)

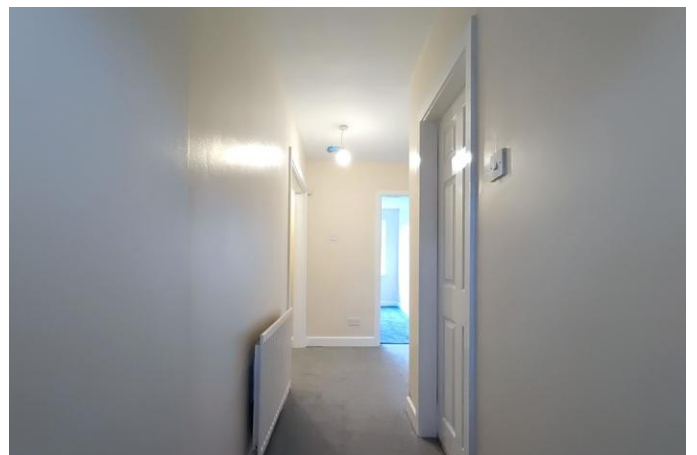
Central heating radiator and a window to the rear elevation enjoying the open aspect. Door from the hall and a door to the kitchen.

### KITCHEN/DINER

11' 7" x 8' 2" (3.53m x 2.49m)

Fitted with a range of modern wall and base units, laminated working surfaces and splashback wall tiling. Electric cooker point, plumbing for a washing machine and a stainless steel sink & drainer. Grey wood effect laminate flooring, central heating radiator and a window to the front elevation. The central heating boiler is located in the kitchen.

### BEDROOM





12' 4" x 9' 4" (3.76m x 2.84m)

Window to the rear elevation and a central heating radiator.

#### BATHROOM

11' 4" x 6' 1" (3.45m x 1.85m)

An impressive, spacious bathroom comprising of a double width walk-in shower cubicle with a thermostatic shower, panelled bath with centre tap, pedestal washbasin and WC. Quality wall and floor tiling and a window to the front elevation. There could be potential for the bathroom to be extended into the hallway, to create a small second bedroom - subject to obtaining the required consents & approvals.

#### EXTERNAL

Communal lawn area to the front of the property with on-road parking. Garage to the rear.

#### GARAGE

19' 3" x 12' 2" (5.87m x 3.71m)

A large garage space that runs underneath the living room & part of the kitchen and could offer potential for conversion, subject to obtaining the required consents and approvals. 'Up and over' door, power and light.

#### STORE

18' 4" x 8' 3" (5.59m x 2.51m)

To the rear of the garage is an access room that could be converted to provide additional storage or work space.

#### LEASEHOLD

The vendor advises us that there is a annual service charge of approx. £700 per year. There are 963 years left on the lease.

#### PROPERTY DIRECTIONS:

#### PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building



society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

**RENT-A-HOUSE:** Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



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