



14 Yateholm Drive
Bradford, BD6 3WH

£95,000

Property Features

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE & SEPARATE KITCHEN
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- IDEAL INVESTMENT
- IDEAL FIRST TIME BUY
- PARKING TO THE REAR
- EARLY VIEWING ADVISED

Full Description

**** GROUND FLOOR TWO BEDROOM APARTMENT ****
POPULAR WESTWOOD PARK DEVELOPMENT **
OVERLOOKING A PARK ** CHAIN FREE ** This ground floor apartment in BD6 offers an ideal first time buy or an addition to a landlords portfolio. Electric heating, UPVC double glazing and parking to the rear. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Two Bedrooms & Bathroom.

ENTRANCE HALL

15' 2" x 3' 7" (4.62m x 1.09m)

Phone intercom, electric heater and an airing cupboard.

LOUNGE

14' 8" x 11' 8" (4.47m x 3.56m)

Window to the front elevation and an electric wall heater.

KITCHEN

9' 8" x 6' 2" (2.95m x 1.88m)

Fitted kitchen with wall and base units, laminated working surfaces and splashback wall tiling. Plumbing for a washing machine, electric oven, electric hob and extractor. Window to the rear elevation.

BEDROOM ONE

10' 7" x 10' 0" (3.23m x 3.05m)

Window to the front elevation and an electric wall heater.

BEDROOM TWO

10' 0" x 9' 4" (3.05m x 2.84m)

Window to the rear elevation and an electric wall heater.

BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m)

White bathroom suite comprising of a panelled bath with



mains powered shower over, WC and a pedestal washbasin.
Wall heater and a window to the rear elevation.

EXTERNAL

Car park to the rear.

LEASEHOLD

135 years remaining on lease, £125 annual Ground Rent
and £900 annual Service Charge



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements