



Baptist Fold, Bradford BD13 2AF

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LOUNGE & SEPARATE KITCHEN
- DOUBLE GLAZING
- VILLAGE LOCATION
- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES
- QUIET CUL DE SAC LOCATION

£50,000

EPC Rating '72'





Property Description

'PUBLIC NOTICE - 12 Baptist Fold, Queensbury, Bradford, West Yorkshire, BD13 2AF - We have received an offer of £58,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.'

TWO BEDROOM PURPOSE BUILT FIRST FLOOR APARTMENT situated in Queensbury Village. Compromising of; lounge, kitchen, two double bedrooms, family bathroom and allocated parking. Very close to Queensbury High Street with a range of local amenities. Good transport links to Bradford and Halifax. Internal viewing is highly recommended. Lease term - 125 years from 1st June 1998. Service charge is £91.81 per month. No Ground Rent payable. There is no restriction on under letting.

LOUNGE 16' 4" x 14' 2" (4.98m x 4.32m) Living room with electric fire and surround, electric storage heater, double glazed window.

KITCHEN 8' 2" x 7' 11" (2.49m x 2.41m) With light



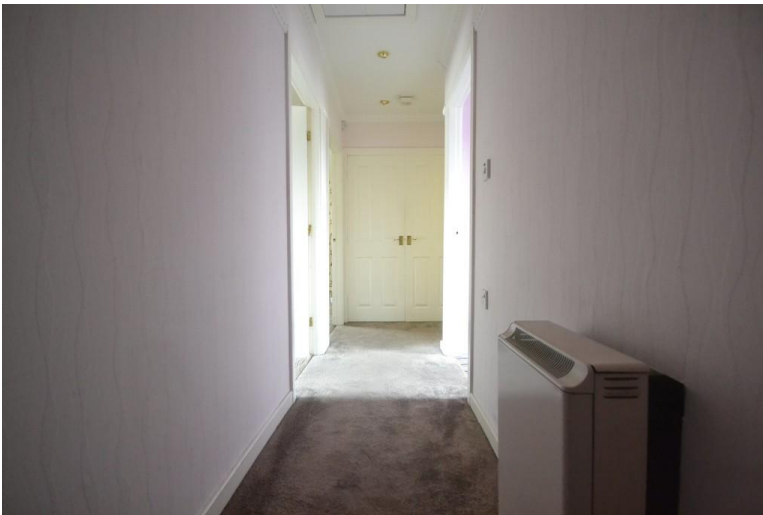
wood effect kitchen units and over head storage cupboards, plumbing for washing machine and electric oven, double glazed window, electric storage heater.

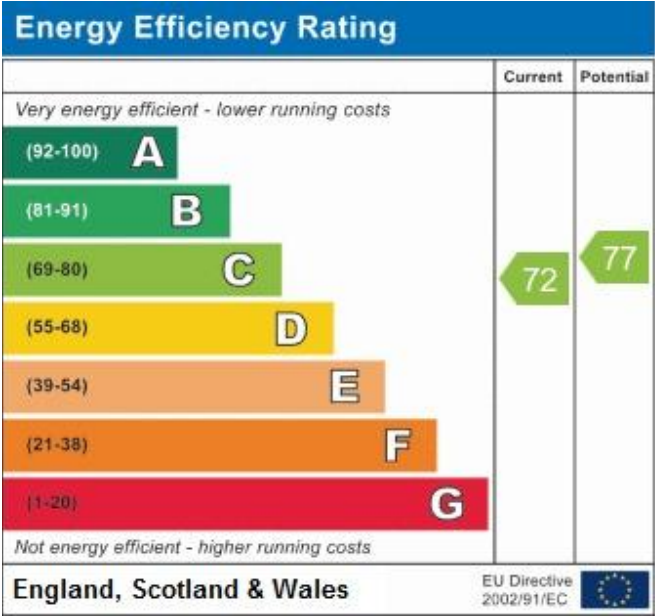
BEDROOM 1 11' 4" x 11' 2" (3.45m x 3.4m) Double bedroom with double glazed window and electric storage heater.

BEDROOM 2 9' 9" x 8' 1" (2.97m x 2.46m) Double bedroom with double glazed window and electric storage heater.

BATHROOM 8' 2" x 6' 0" (2.49m x 1.83m) With three piece suite comprising of low flush WC, panelled bath with electric shower over and pedestal wash basin. Double glazed window.

ALLOCATED PARKING





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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 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