



Whitney's  
ESTATE AGENTS LTD  
Established 1947



63 Quarry Street | Heaton | Bradford | BD9 4BS

**\*\*NO UPWARD CHAIN\*\*** Ground Floor Flat in need of updated situated off Emm Lane. The flat is a 70% shared ownership with Accent Homes owning the other 30% share. Internally the property briefly comprises of Lounge, Kitchen, Two Bedrooms and Three Piece Bathroom. UPVC Windows. Central Heating. Allocated parking space for one vehicle.

**Offers In Region  
Of £22,500**

- VACANT POSSESSION
- GROUND FLOOR FLAT
- IN NEED OF UPDATE
- SHARED OWNERSHIP WITH ACCENT HOMES
- LOUNGE
- KITCHEN

**DETAILS:**

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**ENTRANCE** Via UPVC door to inner hall.

**HALL** Central heating radiator. doors to all rooms.

**LOUNGE** 16' 0" x 9' 6" (4.88m x 2.9m) UPVC window. Timber fire surround with inset electric fire. Central heating radiator.

**KITCHEN** 13' 2" x 6' 2" (4.01m x 1.88m) UPVC window. Wall and base units with work tops and complementary tiling. Inset stainless steel sink. Plumbing for washer. Pantry.

**BEDROOM ONE** 11' 3" x 11' 3" (3.43m x 3.43m) Two UPVC windows. Central heating radiator.

**BEDROOM TWO** 9' 7" x 7' 6" (2.92m x 2.29m) UPVC window. Central heating radiator.

**BATHROOM** 7' 7" x 6' 7" (2.31m x 2.01m) UPVC window. Three piece suite comprising of bath with shower over, hand wash basin and wc. Complementary tiling. Central heating radiator.

**EXTERIOR** Allocated parking for one vehicle.

**ENERGY RATING C**

**ADDITIONAL INFORMATION** This is a 70% shared owner ship with Accent Homes owning the other 30% and is for the over 55's only. The Quarterly service charge is £170.38. leased dated 11.8.2006 with a term of 99 years

**DIRECTIONS:**

From Bradford centre travel along Manningham Lane (A650) and take your first left after Lister Park into Emm Lane. Continue along this road Passing St Bedes school on your left and Quarry Street is on your right.

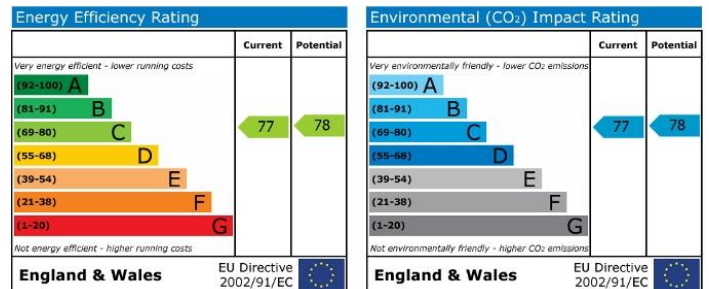
**PURCHASE DETAILS:**

*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



**Contact Details**

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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