



**Flat 5, 49 Sovereign Court, Bradford, West Yorkshire, BD2 2DB**  
**£70,000**

**\*\*ONE BEDROOM FIRST FLOOR FLAT\* \*CURRENTLY LET TO LONG TERM TENANT\* \*IDEAL INVESTMENT PROPERTY\*\***

Set off Victoria Road within a few minutes walk of the amenities and shops in Eccleshill Village and close to good transport links. Comprising communal entrance hall with video intercom system, entrance hall, open plan living area with fitted kitchen, dining area, bathroom and double bedroom.



## COMMUNAL ENTRANCE

Communal entrance hall with video-intercom to the flat for safe and easy access. The flat entrance is on the ground floor.

## ENTRANCE HALL

Through wooden front door into the entrance hall. Video intercom system, laminate flooring and electric wall heater.

## OPEN PLAN LIVING AREA

The lounge area has PVCu double glazed windows to the front, laminate flooring and wall mounted electric heaters.

## KITCHEN AREA

A range of modern base and wall units with contrasting work surfaces, tiled splash backs and stainless steel circular sink with mixer tap. Built in electric oven and electric hob with extractor hood. PVCu double glazed window to the side,

## BEDROOM

PVCu double glazed windows to the front, carpet flooring and electric wall heater.

## BATHROOM

Modern three piece suite comprising low flush W.C., vanity hand wash basin and panelled bath with shower above and glass shower screen. Inset ceiling spotlights, heated towel rail, cushioned vinyl flooring and partly tiled walls.

## EXTERNAL

With allocated parking and visitor's parking spaces. There are lawned areas to the sides and front which are communal.

