



Fairfax House, Barkerend Road,

£50,000

**** EX-COUNCIL FLAT ** TWO BEDROOMS ** SIXTH FLOOR ** BALCONY ****

*** OPEN VIEWS * LIFT * PARKING * CURRENTLY LET @ £450 PCM ***

A fantastic opportunity for the first time buyer or investor, is this two bedroom ex-council flat.

Situated a 'stone's throw' from Bradford city centre.

Benefits from gas central heating, upvc double glazing, lift access, balcony and parking.



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Communal Entrance

Accessed via intercom.

Reception Hall

Lounge

10'8" x 18'9" (3.25m x 5.72m)

With two radiators and access to balcony.

Kitchen

10'6" x 8' (3.20m x 2.44m)

With wall and base units incorporating stainless steel sink unit, electric cooker, plumbing for auto washer, part tiled walls and radiator.

Bedroom One

10'5" x 10'7" (3.18m x 3.23m)

With radiator.

Bedroom Two

12'10" x 10'6" (3.91m x 3.20m)

With radiator.

Bathroom

Three piece white suite.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village take the left at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, proceed straight ahead at the Bolton Junction traffic lights to continue onto Idle Road, turn right onto Otley Rd/A658, at the roundabout take the third exit onto Barkerend Rd/A658, after 0.3 miles continue straight onto Barkerend Rd, turn right onto Stott Hill, turn right onto Jermyn St and Fairfax House will shortly be seen.

TENURE

Leasehold. The vendor advises us that current costs for ground rent and service charge is £112.00 pcm.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk