



PLANTATION DRIVE,  
BRADFORD, BD9 6SG  
£112,500

2 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

\*\*\*\* SPACIOUS FIRST FLOOR APARTMENT \*\*\*\* Linley & Simpson are very pleased to offer this modern two bedroom apartment. Built in 2016, and maintained to a high standard with the benefit of a ground floor enclosed garden and integral garage. with driveway. Convenient for amenities and transport links. Comprises briefly:- Ground floor entrance with access to integral garage , Stairs to first floor, Open plan living room with kitchen , Main bedroom with en suite , Guest bedroom, House bathroom, Storage cupboard, Ground floor garage, Fully enclosed rear garden. Early viewing essential. NO CHAIN.

#### GROUND FLOOR ENTRANCE

Front access door at ground floor level . Access door with glazed panels. Door access to garage . Rear door to enclosed rear garden.

#### UPPER HALLWAY

Upper landing with access to accommodation. Loft hatch access.

#### OPEN PLAN LIVING ROOM

Double glazed patio windows with juliet balcony. Heating radiator\*  
14' 6" x 14' 0" (4.42m x 4.27m)

#### KITCHEN

Fully fitted modern kitchen . Range of contemporary wall and base units with complimentary worksurfaces. Inset sink unit with mixer tap. Integrated electric oven with gas hob. Overhead steel extractor. Built in dishwasher, and fridge freezer. Spotlights.  
9' 0" x 8' 3" (2.74m x 2.51m)

#### MAIN BEDROOM

Double glazed window to front elevation. Radiator\*.  
14' 6" x 7' 3" (4.42m x 2.21m)

#### MAIN EN SUITE

Main bedroom ensuite with three piece modern suite :- Comprising:- Walk in shower, Pedestal wash hand basin and Low level WC.

#### DOUBLE BEDROOM

Double glazed window . Heating radiator\*.  
8' 6" x 7' 0" (2.59m x 2.13m)

#### HOUSE BATHROOM

Three piece white suite comprising ; - Low level panelled bath with shower over . Glazed shower screen. Low level WC and Pedestal wash hand basin. Heated towel rail.\*.

#### INTEGRAL GARAGE

Ground level garage with steel up and over door. Power and light. Driveway for off road parking.

#### OUTSIDE AREAS

To the rear is a good sized level garden area with sunny aspect. Fully enclosed and access from rear hallway. Paved seating area and astroturf lawned area.

#### INFORMATION

Leasehold tenure – 125 years from 2016. Ground rent – £250.00 per annum. Service charge . Approximately £30.00 per month including buildings insurance . Viewing by appointment with agents acting.



