





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.  $9'\ 0'' \times 8'\ 3''\ (2.74m \times 2.51m)$ 

## MAIN BEDROOM

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

#### 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.



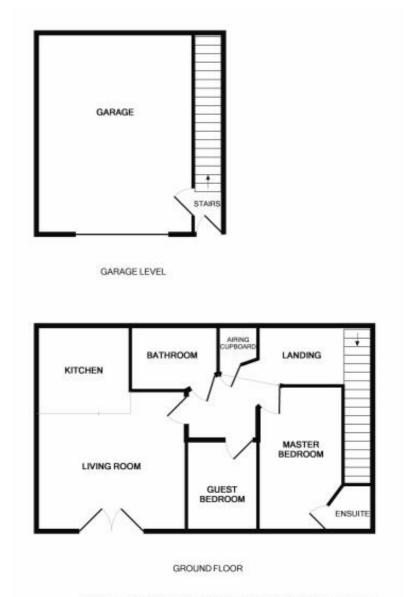




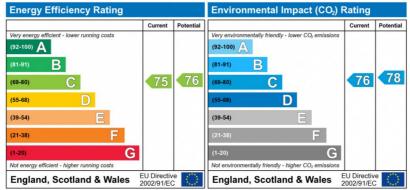








Whilst every attempt has been made to ensure the accuracy of the foor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, ornission, or mis-attement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. This services, systems and appliances shown have not been hashed and no quarante as to their operability or efficiency can be given. Made with Meropas 400.19



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

# AGENTS NOTES:

## Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may

benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.