



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	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Directions

see mapping



Broadway, Bradford, BD1 1JB
Offers In The Region Of £40,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



** TENANT IN SITU UNTIL SEPTEMBER **
INVESTMENT OPPORTUNITY ** A
SPACIOUS SECOND FLOOR 1 BEDROOM
APARTMENT ** SITUATED IN THE HEART
OF BRADFORD CITY CENTRE ** Available
with VACANT POSSESSION after September
making this an ideal purchase for an
owner/occupier or INVESTMENT purchase.

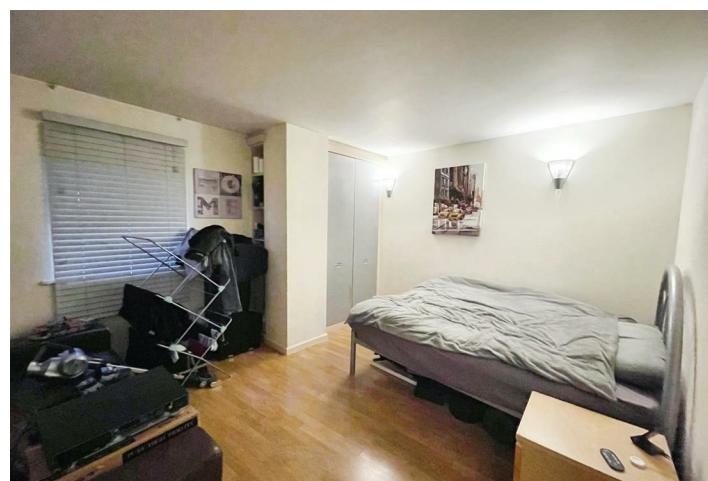
This spacious and modern 1-bedroom apartment is ideally located in the heart of Bradford, overlooking Centenary Square. It is just minutes from Bradford Interchange and Bradford Forster Square train stations, with easy access to the city's vibrant restaurants, shops, and attractions, including the Science Museum and theatre. Situated in Landmark House, a contemporary block with concierge service, it is perfect for working professionals or overseas applicants.

The property features a large open-plan kitchen and living area is fitted with a range of base and wall units, dark granite effect contrasting worktops, stainless steel one & half bowl sink

with mixer tap, PVCu windows to the front elevation, free standing fridge freezer, integrated Electric oven and hob, finished with light laminate flooring.

This spacious and modern bedroom fitted with light laminate flooring. The bedroom of which is a generous double with PVCu windows to the front. The bathroom comprises of a three piece suite in white with chrome fittings over bath shower, vanity wash basin & finished with laminate flooring and ceiling tiling.

Please note that this apartment sits inside the sought-after pedestrianized zone of central Bradford, it does not come with a parking space.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings

This is a very well presented city center 1 bedroom on the Third floor, likely to appeal to first time buyers and buy to let landlords.

Rating authority
Borough Council Tax Band

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Leasehold