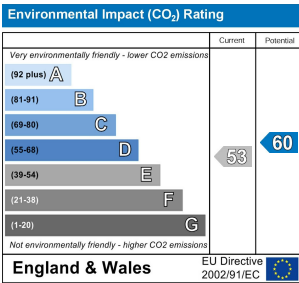
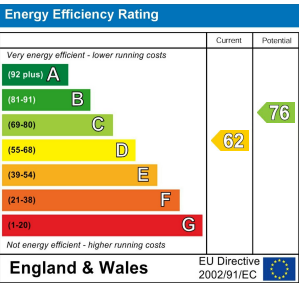




Caistor Garth, Bradford, West Yorkshire BD10 8ER  
Offers In The Region Of £57,950 Leasehold



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.



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SALES & LETTINGS





A ONE BEDROOM GROUND FLOOR APARTMENT SITUATED IN THIS ATTRACTIVE LOOKING APARTMENT BLOCK WITH LOVELY WELL MAINTAINED COMMUNAL GARDENS.

The property is situated in a popular location close to local amenities and ideally positioned for commuting to both Leeds & Bradford. The accommodation briefly comprises: Entrance hall way, lounge, modern fitted kitchen consisting of a range of base and wall units in light oak, a double bedroom and modern fitted bathroom.

Externally the property benefits from off road parking and well maintained communal gardens.

COMMUNAL ENTRANCE HALL

GROUND FLOOR  
ACCOMMODATION

ENTRANCE HALL

LOUNGE

12'6" x 9'8" (3.81 x 2.95)  
Lounge with modern decor, two double glazed windows, wall heater and finished laminate flooring.

KITCHEN

8'1" x 7'6" (2.46 x 2.29)  
Modern fitted kitchen consisting of a range of base and wall units in beech with contrasting work surfaces, stainless steel sink with mixer taps and complimentary tiled splash backs. Integrated electric oven with hob & over head extractor, plumbed for a washing machine. Finished with neutral decor and vinyl flooring.

BEDROOM

Good sized bedroom with two double glazed windows, modern decor and finished with carpet flooring.

BATHROOM

The modern fitted bathroom comprises of a three piece suite in white with chrome fittings and complimentary tiling.



OUTSIDE

COMMUNAL GARDENS

Externally the property benefits from off road parking and well maintained communal gardens.

OTHER INFORMATION

DIRECTIONS

From our office on Idle Road continue up Bolton Road, turn left onto Stone Hall Road, continue straight ahead onto Stony Lane bear left onto Victoria Road, turn right onto Bank the left onto Faltis Square continue straight ahead and Caister Garth is situated on the right hand side.

LOCAL TRAIN STATIONS

Nearest stations:  
Frizinghall (2.0 miles)  
Baildon (2.1 miles)  
Shipley (2.2 miles)

PRIMARY SCHOOLS

Our Lady and St Brendan's Catholic Primary School Distance:0.2 miles  
Holybrook Primary School Distance:0.3 miles  
Cavendish Primary School Distance:0.4 miles  
Parkland Primary School Distance:0.4 miles

This section is for information purposes only.

SECONDARY SCHOOLS

Hanson School Distance:1.0 miles  
Bradford Secondary PRU Distance:1.0 miles  
Immanuel College Distance:1.1 miles  
Woodhouse Grove School Distance:1.3 miles  
Hazelbeck Special School Distance:1.4 miles  
Feversham College Distance:1.7 miles  
Priesthorpe School Distance:1.8 miles

This section is for information purposes only.

AGENTS NOTES

All measurements have been taken using electronic measuring devices and are only approximate.

COUNCIL TAX BAND

We are informed that the property is within council tax band (A) and is paid to Bradford City Council.  
We recommend that this information be further clarified by your own legal representative at the earliest opportunity.

VIEWINGS

Strictly by appointment through our Bradford Office.

Please contact us to book an appointment.

OPENING HOURS

Bolton Junction Office

Monday to Friday 9 am to 5.30 pm  
Saturday 9 am to 4 pm  
Sunday Closed

MORTGAGES

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC.  
WW Estates are introducer's to Mr Mobeen Hussain of Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

PARTICULARS

NB FITTED APPLIANCES / MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER.  
MISREPRESENTATION ACT 1967  
These particulars do not form any part of any contract and any statements are made without responsibility on the part of the agents or the clients. Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this property

THE PROPERTY OMBUDSMAN

We are registered with The Property Ombudsman's Redress scheme relating to property sales and also signed up for the Code of Practise for Residential Estate Agents. This Code has been approved by the Office Fair Trading under its Consumer Codes Approval Scheme and provides consumers with additional protection.

