



Asking Price £68,000

We are pleased to present a modern first-floor apartment located in the desirable area of Nials Court, Thackley, Bradford. This charming one-bedroom property is an excellent opportunity for both first-time buyers and investors alike, currently tenanted at £710 per calendar month, making it a rare investment prospect.

Upon entering the apartment, you will find a welcoming entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The kitchen is well-appointed, providing a functional space for culinary pursuits. The bedroom is generously sized, ensuring comfort and tranquillity, while the bathroom is conveniently located to serve both residents and visitors.

The apartment has been newly decorated and carpeted throughout, offering a fresh and modern aesthetic. Set within its own grounds, this purpose-built block features designated parking for one vehicle, ensuring convenience for residents. The property is ideally situated just off Leeds Road (A657), providing easy access to Shipley and Leeds, as well as Apperley Bridge station for those who commute.

With a management charge of £115 per month starting from March 2026, and a lease with 70 years remaining, this apartment is self-managed by the residents, which helps to keep service charges reasonable and avoids unexpected price hikes. The council tax band is A, making it an affordable option for potential buyers.

This property is a fantastic opportunity to own a modern apartment in a well-connected area, whether you are looking to invest or find a new home. We invite you to explore this delightful apartment and discover its many appealing features.

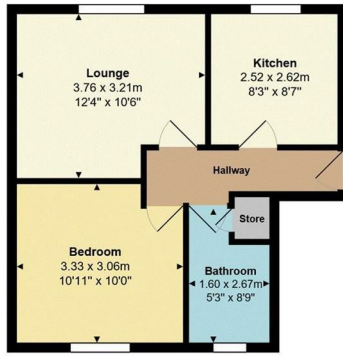
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor

Approx. Total Area: 38.3 m² ... 413 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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