

Flat 9, Behrens Warehouse, 26 East Parade

Bradford

Guide Price £50,000

Flat 9

Behrens Warehouse, Bradford

*** ATTENTION CASH BUYERS *** Righthaus are pleased to offer this serene ONE BEDROOM apartment in a STUNNING CONDITION. The property is a FANTASTIC INVESTMENT offering a massive yield of around 10.26% and SOLD WITH TENANT IN SITU. This is a OPPORTUNITY NOT TO BE PASSED UP.

A well presented, spacious, double bedroom first floor city centre apartment located in Little Germany, in this excellent conversion. Offering excellent access to city centre along with bus and railway networks to Leeds and beyond Briefly comprising: Entrance hall, bathroom with three piece white suite, one bedrooms, open plan lounge/diner with kitchen area with integrated appliances.

This Grade II Listed Building was converted into 45 modern apartments in 2003 over 5 floors. The property is close to Bradford town centre where you can find local department stores, shopping centre and transport links via roads, buses and two train stations.

Council tax band: A

Tenure: Leasehold

- MASSIVE YIELD
- SOLD WITH TENANT IN SITU INC ALL LEGAL DOUCMENTS
- APARTMENT
- STUNNING CONDITION
- ONE BEDROOM
- CLOSE TO TOWN CENTRE AMENITIES
- • For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply









Hallway
Enter the property into the hallway, with white painted walls and Karndean laminate effect flooring and one radiator. There is a handy storage cupboard and a separate additional cupboard with the boiler, then down the hallway where you have access to the bedroom, bathroom and open plan lounge / kitchen.

Lounge with open plan kitchen
23′ 2″ x 14′ 8″ (7.07m x 4.48m)
The open plan area has dual aspect windows and a kitchen area, with white painted walls and Karndean laminate effect flooring. The kitchen has both wall and matching base units, with a chrome electric hob, oven and extractor fan and white modern brick effect tiles. With five large windows, there is plenty of natural light into both the lounge and kitchen area. Four large radiators are situated in this room.

Master bedroom
13′ 9″ x 9′ 6″ (4.19m x 2.9m)
The bedroom is a double room with a large window, radiator and white painted walls.

Bathroom
7′ 5″ x 5′ 6″ (2.27m x 1.68m)
The bathroom is a modern style white three piece with bath(shower over), basin, folding glass screen, chrome taps , WC and a heated towel rail and Karndean tile effect flooring.









Hallway
Enter the property into the hallway, with white painted walls and Karndean laminate effect flooring and one radiator. There is a handy storage cupboard and a separate additional cupboard with the boiler, then down the hallway where you have access to the bedroom, bathroom and open plan lounge / kitchen.

Lounge with open plan kitchen
23′ 2″ x 14′ 8″ (7.07m x 4.48m)
The open plan area has dual aspect windows and a kitchen area, with white painted walls and Karndean laminate effect flooring. The kitchen has both wall and matching base units, with a chrome electric hob, oven and extractor fan and white modern brick effect tiles. With five large windows, there is plenty of natural light into both the lounge and kitchen area. Four large radiators are situated in this room.

Master bedroom
13′ 9″ x 9′ 6″ (4.19m x 2.9m)
The bedroom is a double room with a large window, radiator and white painted walls.

Bathroom
7′ 5″ x 5′ 6″ (2.27m x 1.68m)
The bathroom is a modern style white three piece with bath(shower over), basin, folding glass screen, chrome taps , WC and a heated towel rail and Karndean tile effect flooring.

Hallway
Enter the property into the hallway, with white painted walls and Karndean laminate effect flooring and one radiator. There is a handy storage cupboard and a separate additional cupboard with the boiler, then down the hallway where you have access to the bedroom, bathroom and open plan lounge / kitchen.

Lounge with open plan kitchen
23′ 2″ x 14′ 8″ (7.07m x 4.48m)
The open plan area has dual aspect windows and a kitchen area, with white painted walls and Karndean laminate effect flooring. The kitchen has both wall and matching base units, with a chrome electric hob, oven and extractor fan and white modern brick effect tiles. With five large windows, there is plenty of natural light into both the lounge and kitchen area. Four large radiators are situated in this room.

Master bedroom
13′ 9″ x 9′ 6″ (4.19m x 2.9m)
The bedroom is a double room with a large window, radiator and white painted walls.

Bathroom
7′ 5″ x 5′ 6″ (2.27m x 1.68m)
The bathroom is a modern style white three piece with bath(shower over), basin, folding glass screen, chrome taps , WC and a heated towel rail and Karndean tile effect flooring.







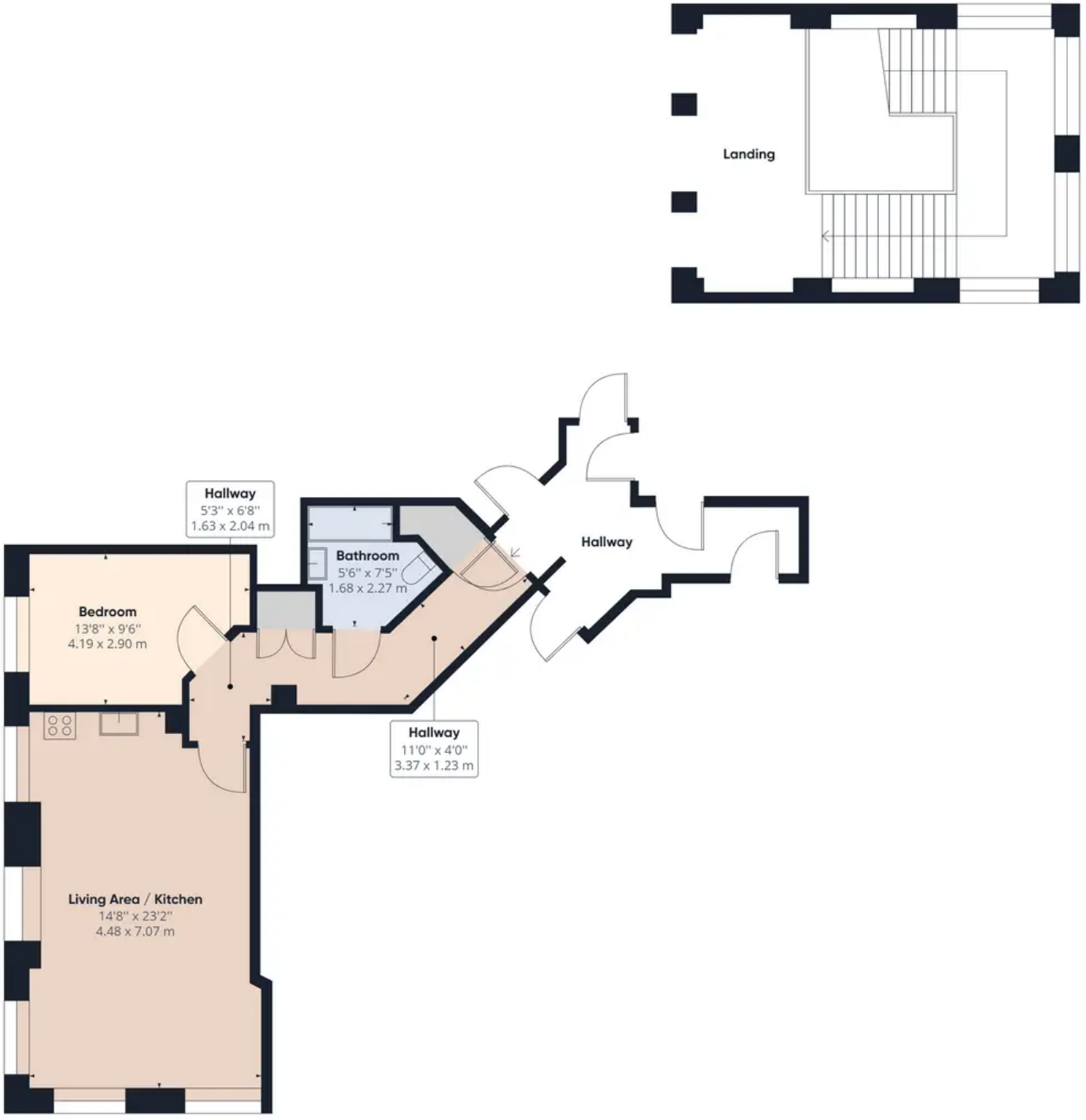
ON ROAD

There is ample on road parking around the property.









Approximate total area(1)

629.41 ft²

58.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500

Wibsey@yourrighthaus.co.uk

https://www.yourrighthaus.co.uk/

RIGHTHAUS
SALES LETTINGS AUCTIONS