



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

James Street, Bradford, BD1 3QG

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## Asking Price: £55,000

HUNTERS BRADFORD OFFER THIS 1 BEDROOM CITY CENTRE APARTMENT (BD1). IDEAL FOR FIRST TIME BUYER/INVESTOR.

Briefly comprising of Open-Plan Lounge/Kitchen, 1 Bedroom and Bathroom.

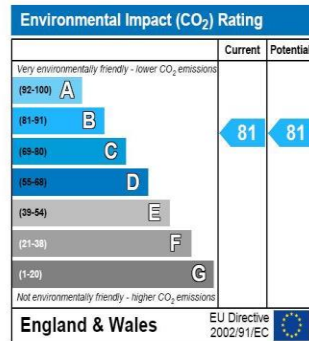
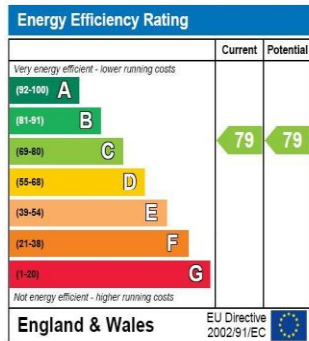
The property is currently tenanted with an income, see below, advised by Vendor, which will need to be verified by Solicitors on Sale Agreed:  
Rent: £450 Per Calendar Month  
Lease Approx: 250 Years from 1st January 2019  
Service Charge Approx: Around £185 – £200 Per Quarter  
Ground Rent Approx :£200 Per Annum

Within the Area; Bradford Interchange, Forster Square Retail Park, Gym, Cinema, Bowling, Restaurants and Transport Links.

Internal viewing is recommended.

### PLEASE NOTE:

This Property is not currently Managed by Hunters Bradford. Hunters Bradford offer a comprehensive Lettings/Management Service including Rent Guarantee and Eviction Cover.



## ENERGY PERFORMANCE CERTIFICATE

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.

Hunters 45-47 Godwin Street, Bradford, West Yorkshire, BD1 2SH | 01274 393955  
bradford@hunters.com | www.hunters.com

VAT Reg. No 252 5230 34 | Registered No: 10359165 England & Wales | Registered Office: 45-47 Godwin Street, Bradford, West Yorkshire, BD1 2SH  
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**VIEWING ARRANGEMENTS**

By Appointment With: Hunters  
Tel: 01274 393955

**OPENING HOURS:**

Monday - Friday: 09:30 - 17:30  
Saturday: 10.00 - 14:00 By appointment only.  
Sunday - Closed

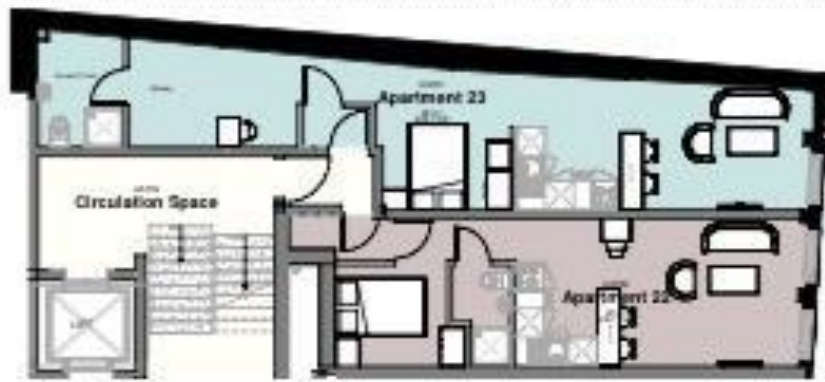
Telephone availability 24 hours a day.

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Sales Upper Second Floor plan  
1:50

Color and Name Legend



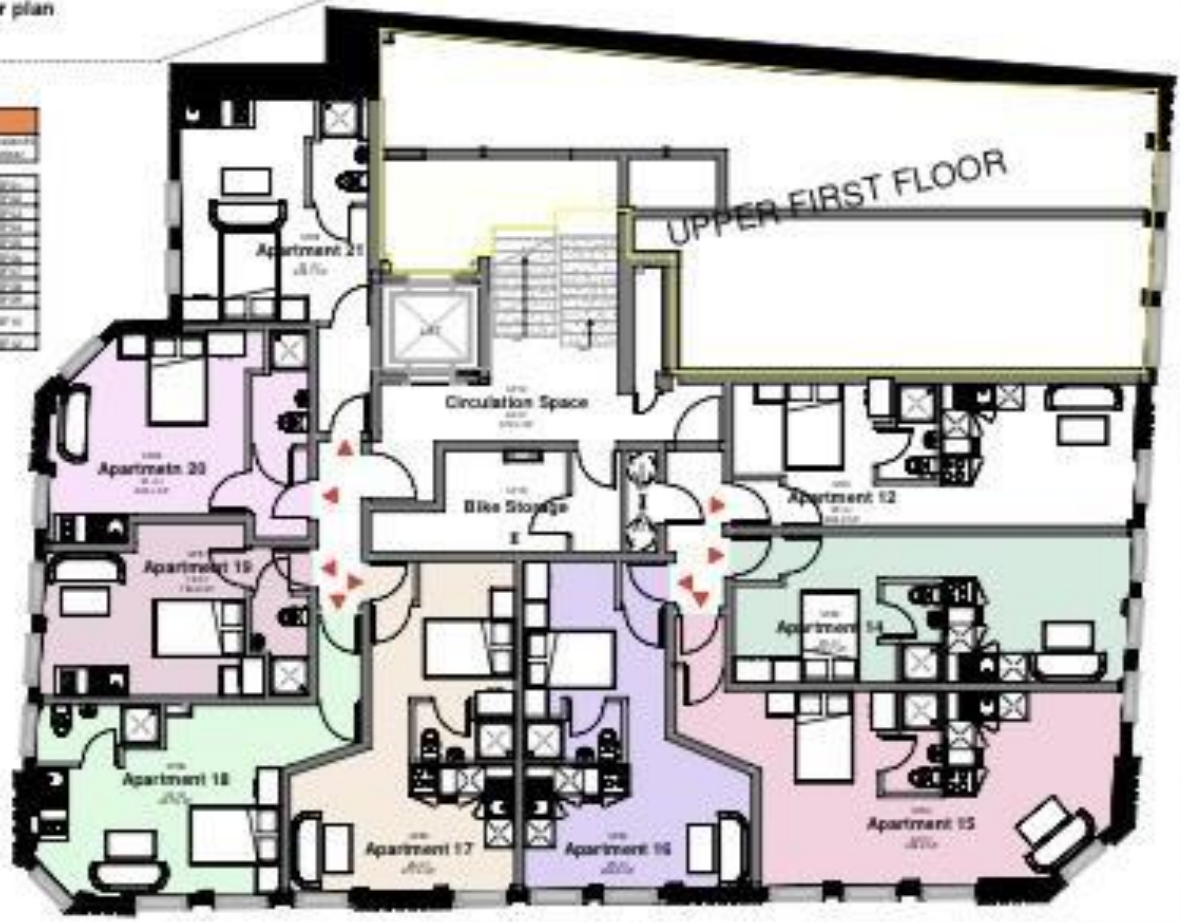
Schedule of Upper Second Floor Accommodation

Name	Area	Postal Address	Type	Usable Space
Apartment 22	48.00	Apartment 22, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 23	48.00	Apartment 23, A, Jalan Selegi, 501 508	High Quality	48.00
Circulation Space	11.00			10.00

Schedule of Second Floor Accommodation

Name	Area	Postal Address	Type	Usable Space
Apartment 12	48.00	Apartment 12, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 13	48.00	Apartment 13, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 14	48.00	Apartment 14, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 15	48.00	Apartment 15, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 16	48.00	Apartment 16, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 17	48.00	Apartment 17, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 18	48.00	Apartment 18, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 19	48.00	Apartment 19, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 20	48.00	Apartment 20, A, Jalan Selegi, 501 508	High Quality	48.00
Apartment 21	48.00	Apartment 21, A, Jalan Selegi, 501 508	High Quality	48.00
Bike Storage	10.00			10.00
Circulation Space	11.00			10.00

Color and Name Legend



Sales Second Floor Plan  
1:50

