



Bingley Road, Bradford, BD9 6FG

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- IDEAL FOR FTB OR INVESTOR
- VACANT POSSESSION
- SLEEK SHOWER ROOM
- SOUGHT AFTER LOCATION
- SURROUNDED BY GREEN SPACES

- ONE BEDROOM APARTMENT
- MODERN FITTED KITCHEN
- ALLOCATED PARKING SPACE
- CONVERTED BUILDING
- EPC GRADE D - COUNCIL TAX BAND A

Asking Price £85,000

## Bingley Road, Bradford, BD9 6FG

Presenting a superb opportunity to acquire a stylish one-bedroom apartment, located at, Card House, Bradford, BD9 6FG. This property is ideally situated in a sought-after location, offering convenient access to local amenities and rich historical features, enhancing both lifestyle and investment appeal.

Upon entering, you are welcomed by an inviting open-plan reception room that effortlessly flows into a modern, open-plan kitchen. This cleverly designed layout provides a bright and airy atmosphere, perfect for both relaxing and entertaining. The kitchen is well-appointed with ample space for meal preparation and storage, catering to all the needs of contemporary living.

The spacious double bedroom is designed with comfort in mind, providing a peaceful retreat after a busy day. The flat also benefits from a well-fitted bathroom, showcasing quality fixtures and finishes for a touch of everyday luxury.

For those who appreciate the outdoors, a wealth of scenic walking routes are within easy reach, providing the perfect setting for leisurely strolls or daily exercise. Residents will also enjoy the convenience of private parking, a highly sought-after feature in this vibrant area.

Perfectly positioned to take advantage of Bradford's local amenities, this apartment is an ideal choice for individuals seeking a stylish, low-maintenance home in a popular area. Early viewing is highly recommended to fully appreciate the charm, comfort, and convenience this property has to offer.





### Hallway

### Living Room

8'11" x 20'2"

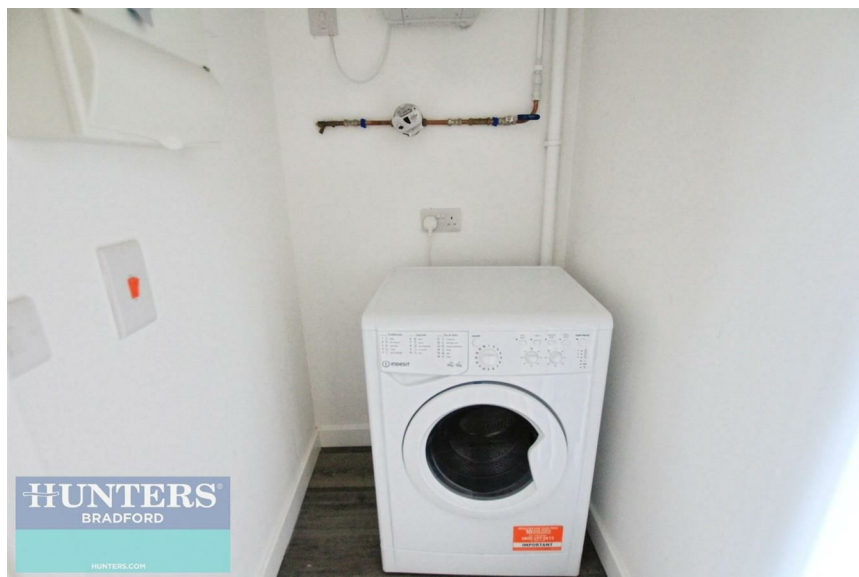
### Bedroom

8'9" x 11'9"

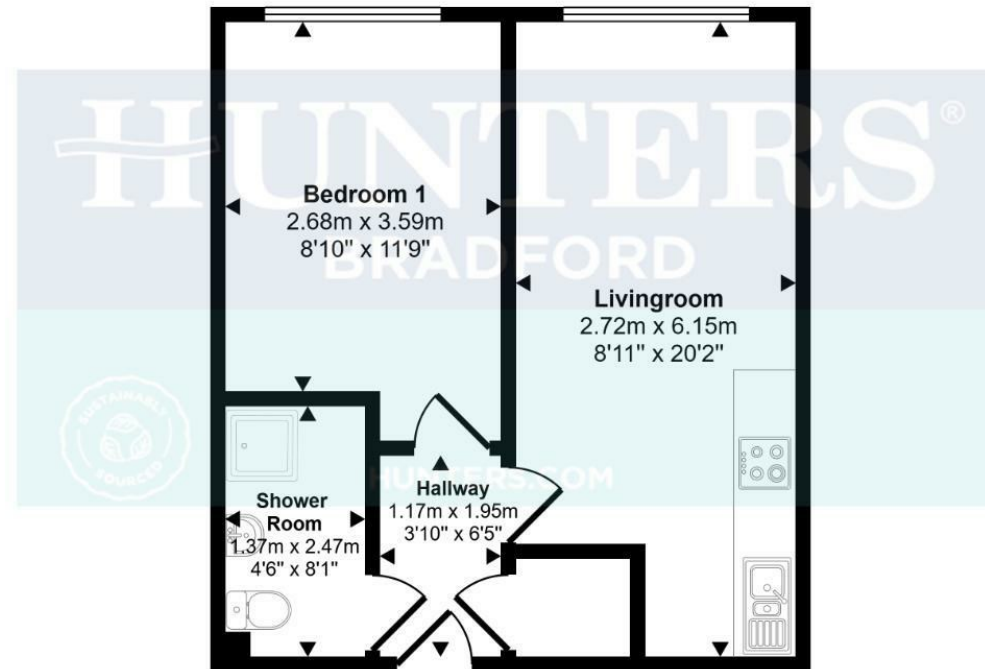
### Shower Room

4'5" x 8'1"



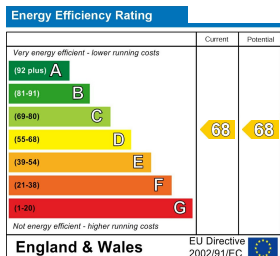


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bradford -  
01274 393955 <https://www.hunters.com>



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