



## 6 Baptist Fold, Queensbury, Bradford, BD13 2AF

£30,000

- ONE BEDROOM GROUND FLOOR APARTMENT
- MONTHLY RENTAL APPLICABLE
- WELL PRESENTED THROUGHOUT
- DOUBLE GLAZING
- IDEAL FOR THOSE DOWN-SIZING
- SHARED OWNERSHIP - 25%
- SANCTUARY HOUSING
- ELECTRIC STORAGE HEATING
- VILLAGE LOCATION
- APPLICATION PROCESS APPLICABLE

# 6 Baptist Fold, Bradford BD13 2AF

**\*\* 25% SHARED OWNERSHIP \*\* ONE BEDROOM GROUND FLOOR APARTMENT \*\* GOOD CONDITION**  
**\*\* CENTRAL VILLAGE LOCATION \*\*** Bronte Estates are pleased to offer for sale a 25% share in this well presented ground floor apartment, with a monthly rent payable on the remaining 75%. Situated in the heart of Queensbury village, handy for local amenities, yet tucked away in a quiet position. Briefly comprising of: Entrance Hall, Lounge with Dining Area, Kitchen, a double Bedroom and a Shower Room. Available to over 55's only. Any interested parties would have to complete an application form and be approved by Sanctuary Housing before a sale can begin. Please contact Bronte Estates for further information.



Council Tax Band: A



### **Entrance Hall**

A private entrance door leads directly into the hallway with doors off to the lounge, bedroom and bathroom plus an electric heater and an airing cupboard.

### **Lounge**

14'8 max x 14'1

A good-sized lounge with windows to the front and side elevations, space for a dining table, fire surround with an electric fire, electric heater and a useful storage cupboard. Double doors to the kitchen.

### **Kitchen**

7'6 x 5'10

A fully fitted kitchen with a range of base and wall cabinets, work surfaces and fully tiled walls. Electric cooker point, stainless steel sink & drainer, plumbing for a washing machine and a window to the side elevation.

### **Bedroom**

12'0 x 10'4

A double bedroom, fully fitted with a range of wardrobes, drawers and cupboards. Window to the side elevation and an electric heater.

### **Bathroom**

8'4 x 8'0

A good sized shower room consisting of a large walk-in shower enclosure with glass screen and an electric shower, pedestal washbasin and a low flush WC. Windows to both the side and front elevations, laminate flooring, wall light and an airing cupboard.

### **External**

Small garden area opposite the front door and communal parking. Handily located just a minutes walk from a CO-OP and all the amenities on Queensbury High Street.

### **Further Information**

Leasehold - There are approximately 97 years left on the lease.

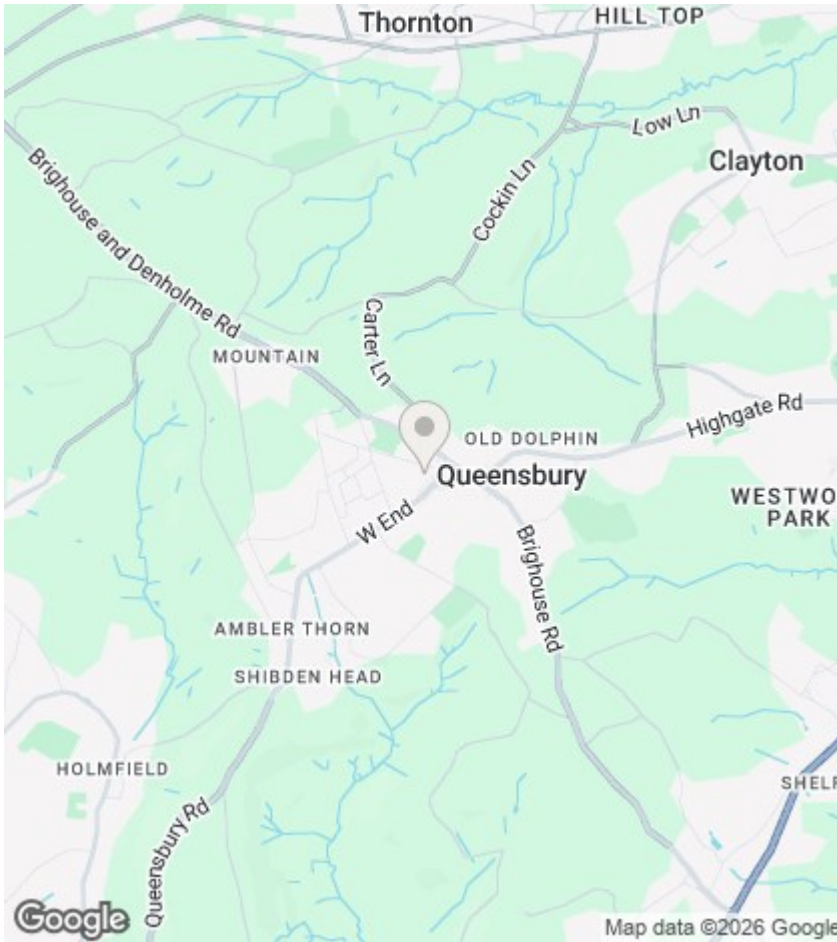
The owner advises that the monthly rent for the 75% share not owned is £553 per month.

Available to over 55's only.

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### Directions

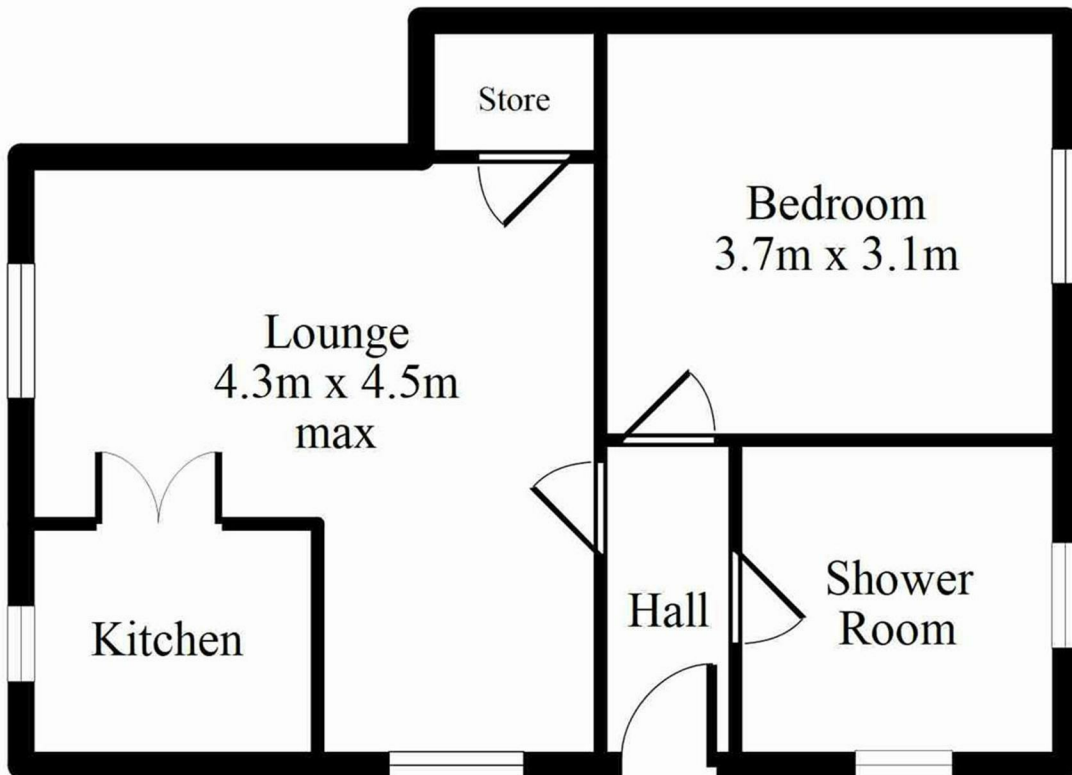
### Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS2026