



20 Baptist Fold, Queensbury, Bradford, BD13 2AF

£59,950

- ONE BEDROOM GROUND FLOOR APARTMENT
- MONTHLY RENT TO PAY
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO HIGH STREET
- CUL-DE-SAC LOCATION
- 50% SHARED OWNERSHIP
- CLOSE TO VILLAGE AMENITIES
- LOUNGE WITH KITCHEN OFF
- CLOSE TO BUSES TO HALIFAX & BRADFORD
- ARRANGE YOUR VIEWING NOW

20 Baptist Fold, Bradford BD13 2AF

**** ONE BEDROOM GROUND FLOOR APARTMENT ** 50% SHARED OWNERSHIP ** GOOD CONDITION**
**** QUEENSBURY VILLAGE **** Bronte Estates are pleased to offer for sale a 50% share in this well presented ground floor apartment, with a monthly rent payable on the remaining 50%. Situated in the heart of Queensbury village, handy for local amenities, yet tucked away in a quiet position and benefitting from an off-road parking space. Briefly comprising of a communal Hallway, Entrance Hall, Lounge with Kitchen area off, a double Bedroom and Bathroom. Available to over 55's only. Any interested parties have be approved by Sanctuary Housing before a sale can begin. Please contact Bronte Estates for further information.



Council Tax Band: A



Communal Hallway

A side entrance door leads into a shared hallway giving access to number 20.

Hallway

Doors off to the lounge, bedroom & bathroom. Fitted double door storage cupboard and an electric storage heater.

Lounge

15'2 x 10'0

Two windows to the front elevation with bespoke solid wood shutter blinds, modern fireplace with a pebble style electric fire and an electric storage heater. Open to:

Kitchen Area

Fitted with a range of base and wall cabinets with work surfaces over and a stainless steel sink & drainer. Plumbing for a washing machine and an electric storage heater.

Bedroom

11'5 x 9'1

A double bedroom with an electric storage heater and a window to the front elevation with a bespoke solid wood shutter blind.

Bathroom

A white three piece bathroom suite comprising of a panelled bath with an electric shower over, pedestal washbasin and a low flush WC. Shaver point and a window to the side elevation.

External

One allocated parking space, communal gardens and bin store area.

Please Note

Leasehold - Lease length remaining 97 years.

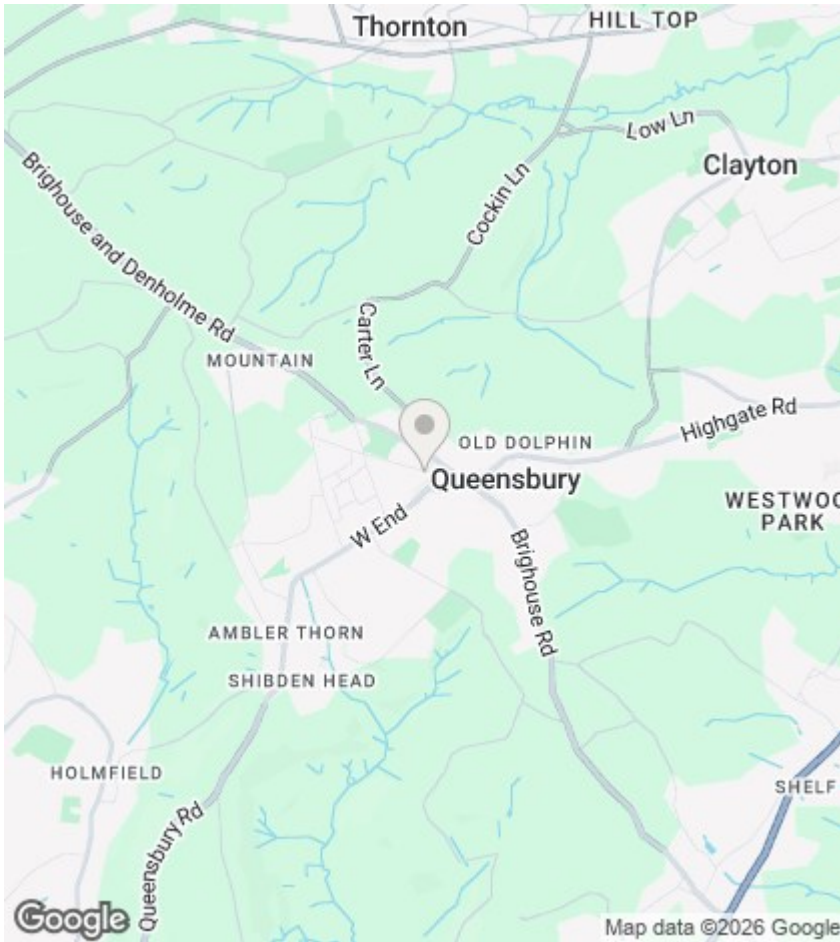
The owner advises that the monthly rent for the 50% share not owned is £232.13 per month (service charge included).

Available to over 55's only.

Any interested parties need to complete an application form and be approved by Sanctuary Housing before a sale can begin.







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		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	