



**Sunbridge Halls**  
**178 Sunbridge Road**  
**Bradford**  
**Bradford**  
**Yorkshire**  
**BD1 2HF**

**Offers in Excess of £17,000**

**bettermove**

# 178 Sunbridge Road Bradford

Bettermove are proud to welcome to the market this exciting fourth floor studio flat in Bradford city centre, available with no forward chain.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be discussed with Bettermove. The property is leasehold with 141 years remaining on the lease; the service charge is £1,659.73 per year which includes ground rent of approximately £300 per year. The council tax band is A.

The unit is under good maintenance with the last refurbishments carried out in January 2022. The interior of this well presented property comprises an open plan lounge/kitchen/bedroom with en suite shower.

Located in the popular city of Bradford, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Transport links can be found from the A6177, A650, M606, M62, M621, Bradford Forster Square and Interchange rail stations.

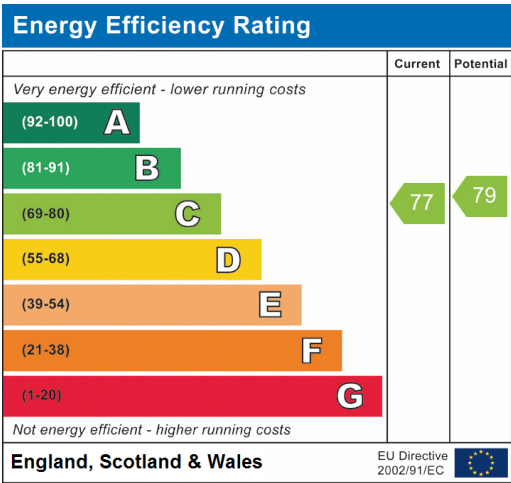
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





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