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## Mawson House, Fairburn Fold, BD4

£84,950 Leasehold

Two Bedroom Apartment

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**Mawson House Fairburn  
Fold  
Bradford  
BD4 8DJ**

**Key features:**

- Two Bedroom Apartment
- FOR SALE WITH TENANT-IN-SITU
- Allocated Parking Space
- Modern Kitchen
- Juliet Balcony
- Gas Central Heating
- Intercom Entry
- Council Tax Band B



**Why you'll like it**

**\*FOR SALE WITH TENANT-IN-SITU\* \*\*Potential 7% Yield\***

Two Bedroom First Floor Apartment situated on this modern development in this popular quiet residential location offering a spacious and bright accommodation with modern fitted kitchen, bathroom and large living room/diner.

**\*\*Current Tenancy £550 PCM\*\*Photos taken before current tenancy\*\***

The property comprises; Intercom Entry, entrance hall perfect for storing coats and shoes, large lounge/diner with Juliet balcony providing ample natural light and fresh air, modern fitted kitchen with gas hob and oven, modern three piece bathroom suite with WC, wash basin and bath, and finally two bedrooms to the rear. To The Outside there is an allocated parking space and grass areas.

The property must be viewed to appreciate the size of the accommodation. The property further benefits from gas central heating, Upvc double glazing and allocated parking space

**ENTRANCE HALL** Separate entrance hall perfect for leaving coats and shoes

**LOUNGE/DINER** 17' 10" x 11' 8" (5.45m x 3.56m) Large lounge/diner with two radiators, Juliet balcony providing ample natural light and open plan to the kitchen

**KITCHEN** 6' 2" x 6' 6" (1.9m x 2m) Modern fitted kitchen with gas hob and oven and plenty of wall and base units providing ample storage space

**BEDROOM ONE** 10' 11" x 11' 8" (3.35m x 3.58m) Spacious double bedroom with radiator and window providing ample natural light

**BEDROOM TWO** 10' 2" x 7' 8" (3.12m x 2.35m) Bedroom with radiator and window providing ample natural light

**BATHROOM** 6' 5" x 6' 4" (1.97m x 1.95m) Three piece bathroom suite with WC, wash basin and bath

**TO THE OUTSIDE** Allocated parking space

