



£120,000

\*NO CHAIN\* \*TWO DOUBLE BEDROOMS\* \*IMMACULATE THROUGHOUT\* \*PRIVATE PARKING\* \*CLOSE TO VILLAGE AMENITIES\* \*IDEAL FOR RETIREES\* \*QUIET CUL-DE-SAC LOCATION\*

Townend Estate Agents offer for sale this charming modern apartment, located in the serene Emmeline Close, nestled within the picturesque Idle Village. The apartment comprises of two comfortable bedrooms, providing ample space for a small family, retiree's or professionals seeking a peaceful retreat. The contemporary bathroom is thoughtfully appointed, ensuring convenience and comfort for daily living. Emmeline Close is situated in a quiet cul-de-sac, offering a sense of community while still being within easy reach of local amenities. Residents can enjoy the benefits of village life, with nearby shops, parks, and excellent transport links to Bradford and beyond. This modern apartment is an ideal choice for those looking for a stylish and low-maintenance home in a desirable location. Whether you are a first-time buyer or seeking a rental opportunity, this property presents a wonderful chance to embrace a comfortable lifestyle in Idle Village. Don't miss the opportunity to make this lovely apartment your new home.

Leasehold Information:  
Service Charge - £535.00 P.A  
Ground Rent - £25.00 P.A

Ask us about....

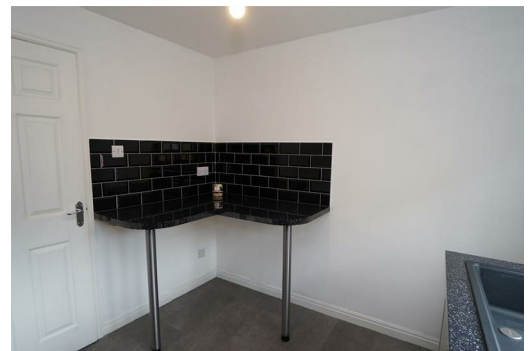
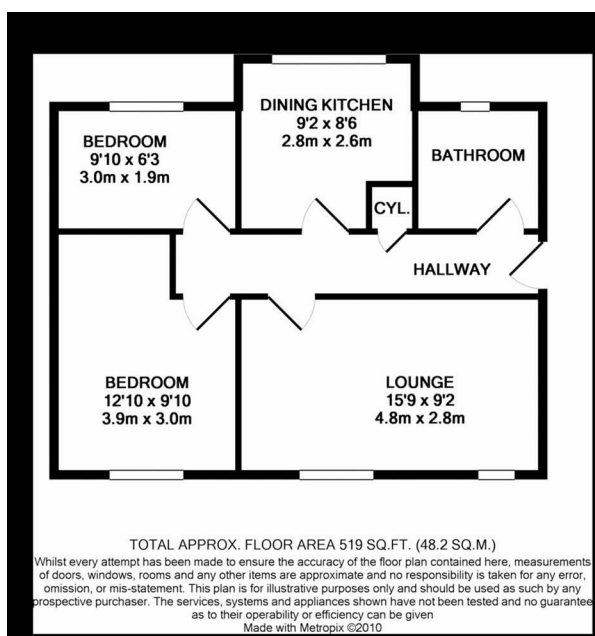
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

**PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	