

NEW  
INSTRUCTION



£69,000

\*NO CHAIN\* \*TWO BEDROOMS\* \*APARTMENT\* \*POPULAR LOCATION\* \*ACCESS TOWARDS BRADFORD & LEEDS CITY CENTRE\*  
\*MODERN DECOR\* \*WELL PRESENTED\*

Townend Estate Agents offer for sale this second floor TWO BEDROOM MODERN APARTMENT. This very well presented property is conveniently located for access towards both Leeds and Bradford, while also being just a short drive from the motorway network, ideal for those commuting further afield. Just a short drive from numerous leisure facilities, including the Owlcoates outlet and Thornbury retail park.

The property comprises briefly: Entrance, Lounge-Diner, Kitchen fitted with a range of base & wall units. Two bedrooms and bathroom. The lease has 999 years to run and the quarterly service charge is £267.00, (annual £1068).

Available to landlords only: 6 months tenancy currently in place at £550 per month.

Ask us about....

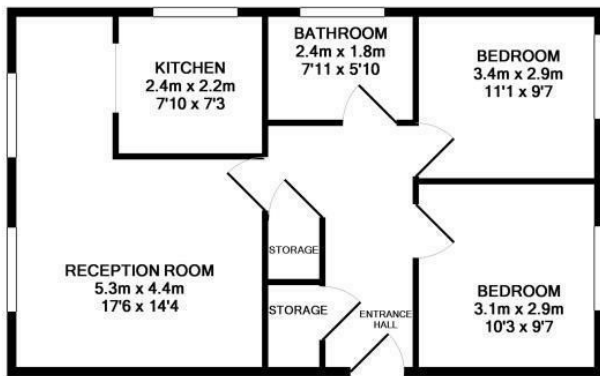
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





TOTAL APPROX. FLOOR AREA 54.5 SQ.M. (587 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

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SALES • LETTING

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