



£82,950

\*TWO BEDROOMS\* \*JULIETTE BALCONY\* \*PENTHOUSE WITH EASY ACCESS\* \*FIRST TIME BUYERS\* \*INVESTORS & LANDLORDS\* \*DESIGNATED PARKING\* \*POPULAR SEMI-RURAL LOCATION\*  
\*ADJACENT TO WOODS & CANAL\*

Townend Estate Agents offer for sale this deceptively spacious, TWO BEDROOM penthouse apartment. Located on a quiet development in a popular residential area. Backing onto Buck Woods in the heart of Thackley village, just a stones throw from the Leeds-Liverpool canal and river Aire, ideal for keen walkers and cyclists. This property is ideal for first time buyers looking to take their first step on the property ladder, or for investors, with landlords looking at a return of around £700-£725 pcm. Being well presented throughout this property provides 'walk in accommodation' for the discerning viewer. Benefitting from a fantastic Juliet balcony with long distance views, designated parking along with ample guest parking, this isn't one to be missed.

The property comprises briefly: Secure entrance lobby leading to, the spacious open plan Lounge-fully equipped Kitchen/Dining area which is flooded with light from the French doors to Juliette balcony. Designated parking spot to the front, along with ample guest parking.

Leasehold Details:

104 years remaining on the lease.

Leasehold Fees: £324.11 per quarter (£1296.44 p.a)

Ground rent: £524.79 p.a

Leasehold details must be verified with your solicitor prior to purchase.

Ask us about....

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SURVEYS



## Brackendale Lodge, BD10

Approximate Gross Internal Area = 48.1 sq m / 518 sq ft

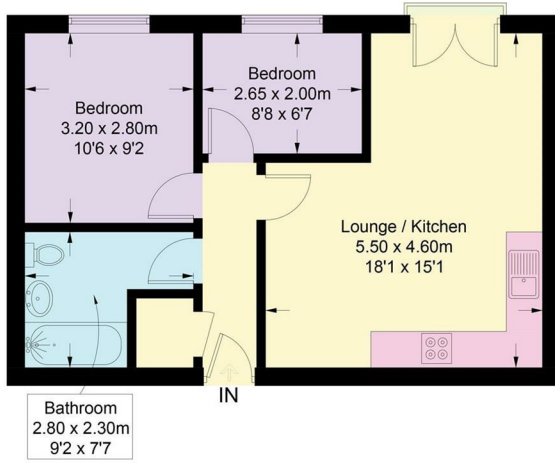


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261719)



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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

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