



£113,000

TWO BEDROOMS *IDEAL FOR FIRST TIME BUYERS & INVESTORS* *MASTER EN-SUITE* *JULIETTE BALCONY* *FIRST FLOOR APARTMENT* *CLOSE TO LOCAL AMENITIES & TRAIN STATION*

Townend Estate Agents offer for sale this modern first-floor apartment, presenting an excellent opportunity for first-time buyers and buy-to-let investors alike. The apartment features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With two bathrooms in total, including the en-suite, this property is designed to accommodate the needs of modern living, making it ideal for small families or professionals. One of the standout features of this apartment is the allocated parking space, which offers the convenience of off-road parking in a bustling area. Residents will appreciate the close proximity to local village amenities, ensuring that everyday necessities are just a short stroll away. Additionally, the nearby Apperley Bridge train station provides excellent transport links, making commuting to nearby cities a breeze. This property is not only a comfortable home but also a smart investment opportunity in a desirable location. With its modern finishes and practical layout, this apartment is sure to attract interest from a variety of buyers. Do not miss the chance to view this delightful property and envision the lifestyle it offers.

Leasehold Information:
 135 years remaining on the lease.
 Ground Rent £195.00 P.A
 Service Charge £325.00 Per quarter.

All leasehold info must be verified by your solicitor prior to purchase.

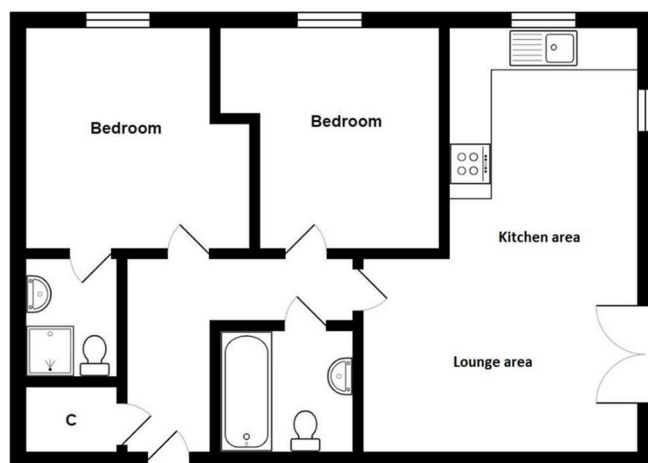
Ask us about....

AUCTION

CONVEYANCING

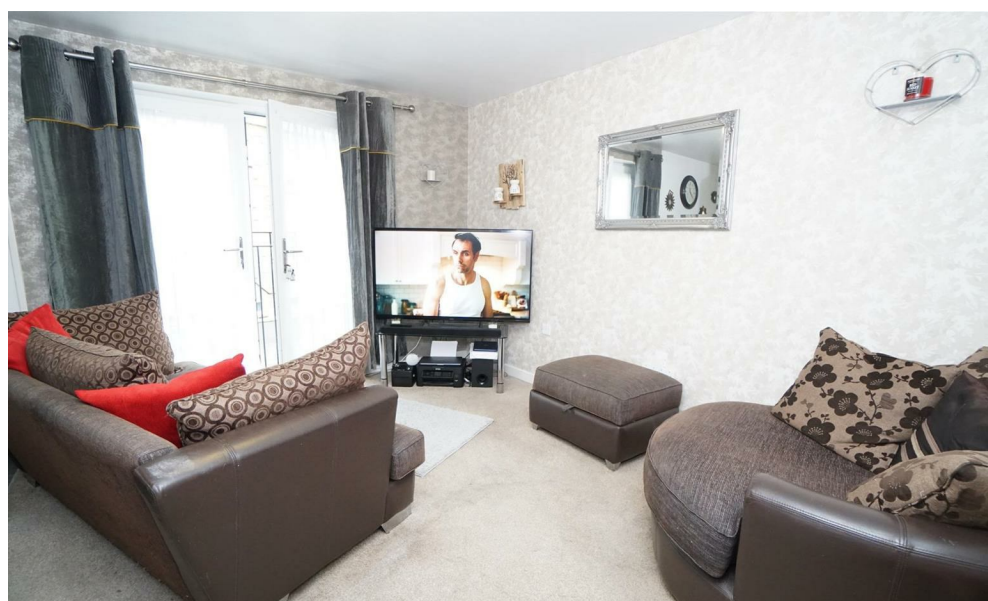
MORTGAGES

SURVEYS



Total Area: 55.2 m² ... 594 ft²

All measurements are approximate and for display purposes only



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

Townend Estate Agents

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SALES • LETTING

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