

NEW  
INSTRUCTION



**Asking Price £75,000**

**LANDLORDS:** A rare investment opportunity. Tenanted at £600 pcm.

We are delighted to offer for sale this modern one bedroom ground floor apartment.

Superb location for this one bedroom apartment. Ideal for first time buyers, retirees and investors. Positioned just off Leeds Road (A657) offering easy access to Shipley and Leeds, or Apperley Bridge station.

These purpose built apartments, set in their own grounds with private parking.

Comprising: Entrance hall, Lounge, kitchen, one bedroom and bathroom. Designated parking space.

£115pm management charge (From March 2026). 70 years left on the lease. Council tax band A.  
Lease details will be verified via buyers solicitor during the purchase.

The block is self managed by the residents with the block so is not subject to any extortionate services charges and price hikes.

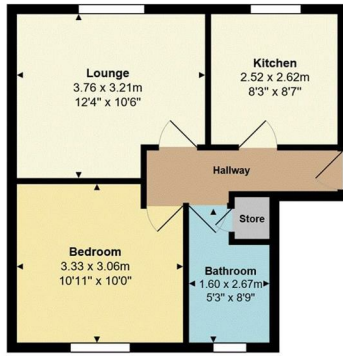
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



Ground Floor

Approx. Total Area: 38.3 m<sup>2</sup> ... 413 ft<sup>2</sup>

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration 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 <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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	