

**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.

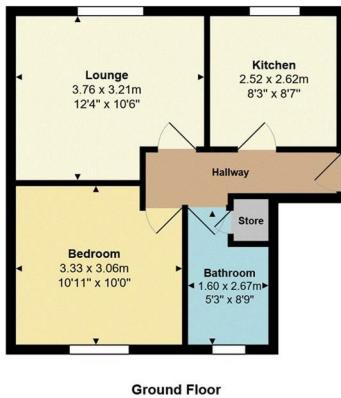
Comprising: Entrance hall, Lounge, Kitchen, one bedroom and bathroom. Designated parking space.

£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.

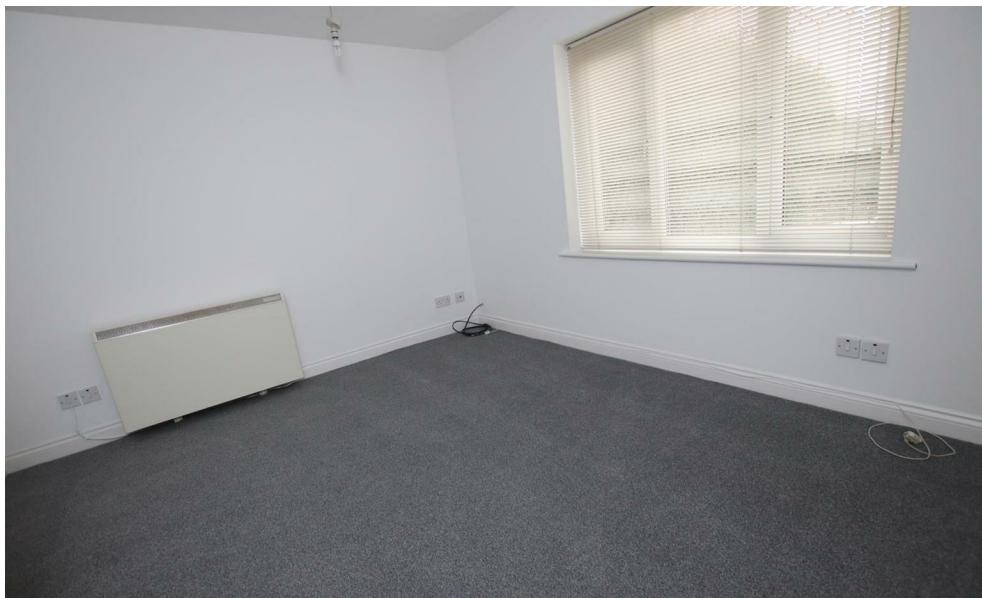
Ask us about....





Approx. Total Area: 38.3 m² ... 413 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

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 or 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.

SALES • LETTING

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The Property
Ombudsman