



£90,000

\*TWO BEDROOMS\* \*NO CHAIN\* \*DECEPTIVELY SPACIOUS\* \*THIRD FLOOR\* \*FIRST TIME BUYERS\* \*INVESTORS & LANDLORDS\* \*AMPLE PRIVATE PARKING\* \*POPULAR SEMI-RURAL LOCATION\* \*ADJACENT TO WOODS & CANAL\*

Townend Estate Agents offer for sale this deceptively spacious, TWO BEDROOM third floor apartment. Located on a quiet development in a popular residential area. Backing onto Buck Woods in the heart of Thackley, just a stones throw from the Leeds-Liverpool canal and river Aire, ideal for keen walkers and cyclists.

Leasehold Details:

105 years remaining on the lease.  
Service Charge: Approx. £360 per quarter.  
Ground Rent: Approx. £360 per annum

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

Ask us about....

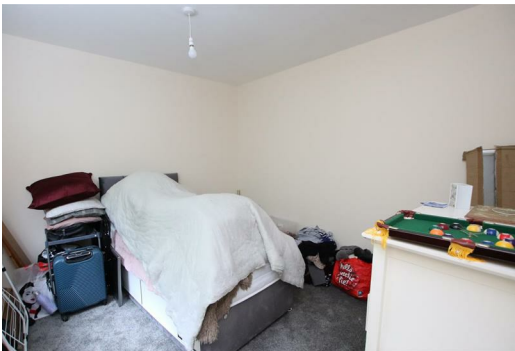
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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