



£100,000

\*ONE BEDROOM\* \*NO CHAIN\* \*QUARTER VILLA\* \*QUIET CUL-DE-SAC LOCATION\* \*PARKING\* \*IDEAL FOR LANDLORD OR FIRST TIME BUYERS\*

Nestled in the tranquil Santa Monica Grove, this charming one-bedroom quarter villa presents an excellent opportunity for both first-time buyers and savvy landlords. The property boasts a well-designed layout, featuring a comfortable reception room that invites relaxation and social gatherings. The bedroom offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and guests. Landlords would expect a return of £600-£650pcm.

Situated in a quiet cul-de-sac, this apartment provides a serene living environment, perfect for those seeking a peaceful abode away from the hustle and bustle of city life. The allocated parking spot ensures that you will never have to worry about finding a space for your vehicle, adding to the convenience of this delightful home. With its appealing features and prime location, this apartment is not only a wonderful place to live but also a promising investment opportunity. Whether you are looking to make your first step onto the property ladder or seeking a reliable rental investment, this duplex apartment in Santa Monica Grove is sure to meet your needs.

Ask us about....

AUCTION

CONVEYANCING

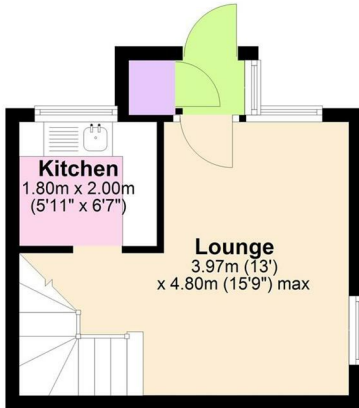
MORTGAGES

SURVEYS



## Ground Floor

Approx. 20.6 sq. metres (221.4 sq. feet)



## First Floor

Approx. 19.1 sq. metres (205.1 sq. feet)



Total area: approx. 39.6 sq. metres (426.5 sq. feet)



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	
EU Directive 2002/91/EC	76

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	
EU Directive 2002/91/EC	

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