



£99,950

TWO BEDROOMS *FIRST FLOOR APARTMENT* *GARDENS* *BALCONY* *NO CHAIN* *IDEAL FOR DOWNSIZERS & RETIREES* *FIRST TIME BUYERS* *CLOSE TO LOCAL AMENITIES* *WELL PRESENTED* *READY TO MOVE INTO*

Nestled on Low Ash Road in the charming area of Wrose, this immaculately presented first-floor apartment offers a delightful living experience. With two well-proportioned bedrooms and a comfortable reception room, this property is perfect for those seeking a cosy yet stylish home.

The apartment boasts a modern bathroom, ensuring convenience and comfort for its residents. Its prime location places you within easy reach of all the amenities that Wrose Village has to offer, making daily errands and leisure activities effortlessly accessible. This property is particularly suited for retirees, downsizers, or first-time buyers looking to establish themselves in a welcoming community. Landlords will also note the expected rental income of around £700pcm. The combination of its appealing features and convenient location makes this apartment an excellent choice for anyone seeking a tranquil yet connected lifestyle.

Lease Details: All Leasehold Information must be verified by a solicitor prior to purchase.
85 years remaining.

For 2023 -2024:
Building Insurance £72.74 per annum,
Management charge £141 per annum,
Ground Rent £10.00 per annum.
Managed by InCommunities

Ask us about....

AUCTION

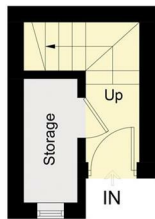
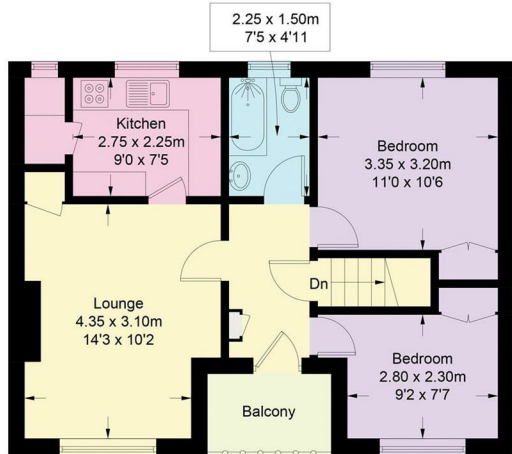
CONVEYANCING

MORTGAGES

SURVEYS

Low Ash Road, BD18

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft



Ground Floor
Entrance

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1228002)



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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414
Company No. 7191625. Registered UK.

