



## Brackendale Lodge, Thackley,

**£595**

\*\*\*\*IMMACULATE 2 BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING \*\*\*\*

Set in a much sought after semi-rural backwater location, is this immaculate presented two bedroom first floor apartment.

Accessed via a communal entrance with intercom system the apartment is **NEWLY DECORATED AND CARPETED THROUGHOUT** .

Briefly comprising of reception hall, open plan lounge/kitchen, two bedrooms and a modern white bathroom with shower over the bath .

Externally there are communal gardens and allocated parking .

\*\*\*VIEW IMMEDIATELY \*\*\*

**SORRY NO PETS or SMOKERS**



## Deposit

A deposit equivalent to one month's rent will be required to be paid at the start of the tenancy. This is subject to referencing.



## Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	77	83	84
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email [keighley@sugdensesates.co.uk](mailto:keighley@sugdensesates.co.uk)  
 website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

