

**NEW  
INSTRUCTION**



## **1 Caistor Garth Rowantree Drive, Bradford, BD10 8ER**

**£50,000**

A delightful ground floor apartment in a popular location close to the new Apperley Bridge Railway Station.

This is 100% ownership and is a NO CHAIN SALE.

This well planned ground floor apartment will in our opinion make an Ideal investment property and is in excellent condition offering walk-in accommodation which comprises: entrance hall with intercom entry, apartment hallway, lounge, kitchen, double bedroom, bathroom, private parking, communal gardens.

Modern decor and flooring throughout.

Leasehold: Balance of £125 years, £80pm approx.



## RESIDENTS ENTRANCE HALL

INTERCOM ENTRY

## LOUNGE

a GOOD SIZE LOUNGE OVERLOOKING THE GARDENS

## KITCHEN

FITTED WITH MODERN BASE AND WALL UNITS, INSET SINK, INTEGRAL OVEN, HOB & EXTRACTOR, PLUMBED FOR WASHER

## BEDROOM

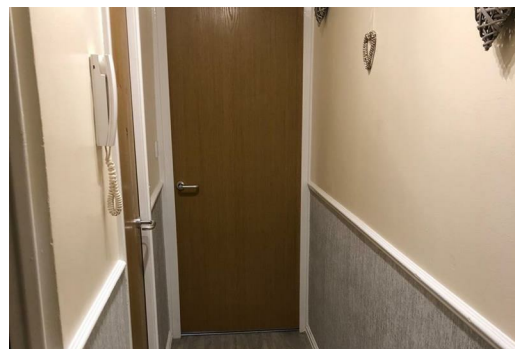
DOUBLE BEDROOM

## BATHROOM

MODERN THREE PIECE SUITE, TILED FLOORING

## Externally

Communal gardens and private residents parking



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) A	B		
(81-91) C	D		
(69-80) E	F		
(55-68) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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