

NEW
INSTRUCTION



£77,000

TWO BEDROOMS* *SECOND FLOOR APARTMENT* *POPULAR LOCATION* *FIRST TIME BUYERS* *LANDLORDS* *WELL PRESENTED* *NEW DECOR THROUGHOUT* *CONVENIENT ACCESS TOWARDS BRADFORD & LEEDS

Townend Estate Agents offer for sale this TWO BEDROOM second floor modern apartment. Located in a popular residential area, close to a range of local amenities in Eccleshill village, while being conveniently placed for access towards both Bradford and Leeds city centres. Being well presented throughout, newly decorated and with modern kitchen and bathroom, this is not one to be missed. Perfect for first time buyers, investors and landlords alike. With landlords expecting a rental income of between £500-530pcm.

The property comprises briefly: Communal entrance, Lounge with feature fireplace, Kitchen fitted with a range of base & wall units. Two bedrooms and modern bathroom. Loft ladder access to loft area.

Allocated parking to the front.

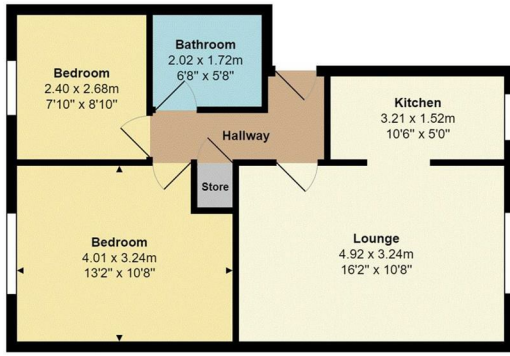
Ask us about...

AUCTION

CONVEYANCING

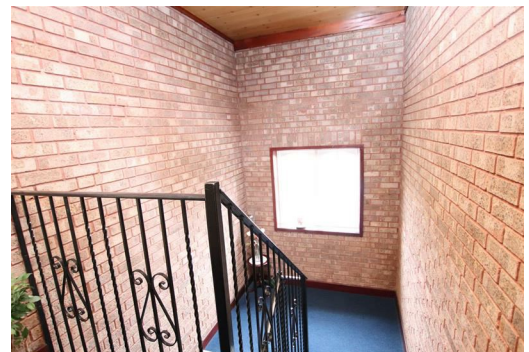
MORTGAGES

SURVEYS



Approx. Total Area: 49.4 m² ... 531 ft²

Whilst every effort is taken to ensure accuracy of the floor plans, measurements are approximate and for illustration purposes only.



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 (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
	77		
	59		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	