



Lodge Road, Thackley,

£765

****IMMACULATE THROUGHOUT 2 DOUBLE BEDROOM SPACIOUS SECOND FLOOR APARTMENT****

Situated close to Apperley Bridge Railway Station, Thackley Woods and canal side walks. Standing in wooded grounds, with easy access to both Bradford and Leeds City Centres. Briefly comprising; Residents entrance hallway with security intercom system. Apartment entrance hallway with two useful storage cupboards, lounge open plan to modern kitchen with integrated washer/dryer, two bedrooms, master en-suite and house bathroom. The property further benefits gas central heating and double glazing with LED lighting throughout. Private residents allocated parking. ****VIEW IMMEDIATELY**** **OVER 25's ONLY** **** SORRY NO PETS OR SMOKERS**



Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	84
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		84	87
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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