Sugdens
Sales & Lettings



Westgate, Eccleshill,

75% Shared Ownership £70,000

** RETIREMENT APARTMENT ** FIRST FLOOR ** TWO BEDROOMS **
** NO CHAIN ** OVER 55s DEVELOPMENT ** ON STREET PARKING **
Situated within Eccleshill village and offering 75% ownership is this delightful two bedroom first floor apartment.
Available to the over 55s as a retirement home.
Benefits from gas central heating and UPVC double glazing.
Available with vacant possession and briefly comprises entrance, landing hallway, lounge, fitted kitchen, two bedrooms and bathroom.
To the outside there is on-street parking.







Entrance
Staircase leading to first floor and central heating raditaor.



Lounge
14'10 x 10'5 (4.52m x 3.18m)
Coal effect gas fire and central heating radiator.

Kitchen
10'6 x 11 (3.20m x 3.35m)
Fitted wall and base units with work surface over, Stainless Steel sink and drainer, tiled splashback and central heating radiator.



Bedroom One
15'2 x 8'7 (4.62m x 2.62m)
Fitted wardrobes and central heating radiator.

Bedroom Two
11'5 x 7'2 (3.48m x 2.18m)
Central heating raditaor.

Bathroom
Three piece suite comprising; low flush WC, hand wash basin and bath with shower over and central heating radiator.

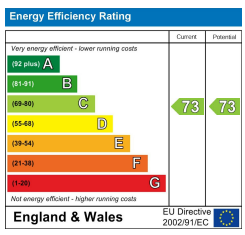


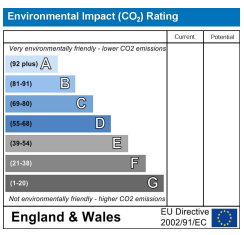
75% Shared Ownership
We have been advised by the sellers the current charges are £105.87 per month which includes the ground rent, service charge and building insurance. We have been advised there is the balance of 125 year lease.

Counil Tax
Bradford - Band A

External
There is a communal garden to the rear of the property.

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.





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