



Loxley Close, Eccleshill,

£95,000

*** PURPOSE BUILT APARTMENT * GROUND FLOOR * TWO BEDROOMS * NO CHAIN *
* ALLOCATED PARKING * MODERN DEVELOPMENT * IDEAL STARTER HOME/INVESTMENT ***

Available with no onward chain, is this delightful two bedroom ground floor apartment. Benefits from gas central heating, upvc double glazing and briefly comprises communal entrance, reception hall, lounge, fitted kitchen with integrated appliances, two bedrooms and bathroom. To the outside there are communal gardens and allocated parking.



Communal Entrance
Accessed via intercom.

Reception Hall
With radiator and store cupboard.

Lounge
15'4" x 13'10" (4.67m x 4.22m)
With radiator.

Kitchen
8'8" x 8'6" (2.64m x 2.59m)
With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer, dishwasher, radiator.

Bedroom One
13' x 9'2" (3.96m x 2.79m)
With radiator.

Bedroom Two
9'10" x 7'6" (3.00m x 2.29m)
With radiator.

Bathroom
With white three piece suite.

Directions
From our office in Idle village take the left onto Idlecroft Road, right onto Bradford Road, at the Morrisons roundabout proceed straight ahead, at Five Lane Ends roundabout take the first exit onto Norman Ln, continue onto Victoria Rd, at the roundabout take the 2nd exit onto Harrogate Rd, turn left onto Moorside Rd - partial restricted-usage road, turn left onto Loxley Close.

TENURE
LEASEHOLD. Service charge £1271.16 annually, Ground Rent £137.38 annually.

Council Tax Band
B / Bradford



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(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		
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	

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