



Dale House, Park Road, Eccleshill,

£95,000

* TWO BEDROOM APARTMENT * NO ONWARD CHAIN * SECOND FLOOR * COMMUNAL GARDENS *
* NEW FITTED KITCHEN * MODERN BATHROOM * BALCONY * DECORATED/CARPETED * GARAGE *

If you're a first time buyer, investor or downsizer - this could be the apartment for you!! This two bedroom second floor apartment has been modernised throughout and provides 'ready to move into' accommodation. Benefits from upvc double glazing, electric heaters and briefly comprises communal entrance, reception hall, large lounge with dining area leading to a balcony, newly fitted kitchen, two bedrooms and a modern bathroom with white suite.

To the outside there are communal gardens, parking and garage.



Communal Entrance

Reception Hall

Lounge

21'2" x 11'10" (6.45m x 3.61m)

With laminated wood floor, upvc French doors to balcony, two electric storage heaters.



Kitchen

10'4" x 6'3" (3.15m x 1.91m)

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls.



Bedroom One

12' x 11'4" (3.66m x 3.45m)

With electric storage heater.



Bedroom Two

11'11" x 8'9" (3.63m x 2.67m)

With electric storage heater.



Bathroom

With white three piece suite.



Exterior

To the outside there are communal gardens and a garage.

Directions

From our office in Idle village at the roundabout, take the 1st exit onto Idlecroft Rd, turn right onto Bradford Rd, proceed straight ahead at Morrisons roundabout, at Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, turn left onto Park Rd and Dale House will shortly be seen on the right hand side.

TENURE

LEASEHOLD. £105pcm including Ground Rent, Service Charge, Buildings Insurance.

Council Tax Band

A

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/Iphone you may have to turn the phone to landscape mode to see the full picture).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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