



Ayton Close, Otley Road,

£80,000

*** FIRST FLOOR FLAT * TWO BEDROOMS * IDEAL FTB/INVESTMENT *
* MODERN KITCHEN * CLOSE TO CITY CENTRE * NO ONWARD CHAIN ***

Available with no onward chain, is this delightful two bedroom first floor flat.

Benefits from both upvc double glazing and electric storage heaters.

The accommodation briefly comprises entrance (staircase to first floor), reception hall, lounge, modern fitted kitchen, two double bedrooms, bathroom with white suite and a box room.



Entrance

Staircase to First Floor.

Hall

With electric heater and store cupboard.

Lounge

11'4" x 15'9" (3.45m x 4.80m)

With electric heater.

Kitchen

6'5" x 12'3" (1.96m x 3.73m)

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

Bedroom One

12'3" x 9'8" (3.73m x 2.95m)

With electric heater.

Box Room

7'5" x 4'1" (2.26m x 1.24m)

Bathroom

Three piece white suite, tiled walls.

Bedroom Two

7'5" x 11'5" (2.26m x 3.48m)

With electric heater.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends take the 2nd exit onto Idle Rd, proceed straight ahead at Bolton Junction and the junction with Northcote Rd, turn right onto Otley Rd/A658, turn left onto Brookfield Rd, right onto Ayton Cl, turn right at the 1st cross street to stay on Ayton Close and the property will shortly be seen displayed via our For Sale board.

TENURE

LEASEHOLD. The vendor advises that the following fees apply:-

83p per month ground rent, £4.92 per month cleaning services, 92p per month communal lighting, £18.26 per month ground maintenance, £12.70 per month building ins, £3.68 per month management charge, £37.02 per month sinking fund. We await the length of the lease.

Council Tax Band

A



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk