Sugdens
Sales & Lettings



Lodge Road, Thackley,

£99,950

* THIRD FLOOR APARTMENT * TWO BEDROOMS * TWO BATH/SHOWER ROOMS *
* OPEN PLAN LOUNGE/KITCHEN * COMMUNAL GARDENS * NO CHAIN *
Available with no onward chain, is this delightful two bedroom third floor apartment.
Benefits from gas central heating and upvc double glazing.
The accommodation briefly comprises communal entrance, reception hall, open lounge/kitchen, two good sized bedrooms - master bedroom having en-suite shower room, together with a main bathroom.
To the outside there are communal gardens and parking.







Communal Entrance
Stairs to third floor.

Reception Hall
With store cupboard.

Open Plan Lounge/Kitchen
23'7" x 13'1" (7.19m x 3.99m)
Lounge Area has a radiator.
Kitchen Area is fitted with a range of wall and base units incorporating stainless steel sink unit, oven, hob and extractor over, breakfast bar, tiled splashback and plumbing for auto washer.

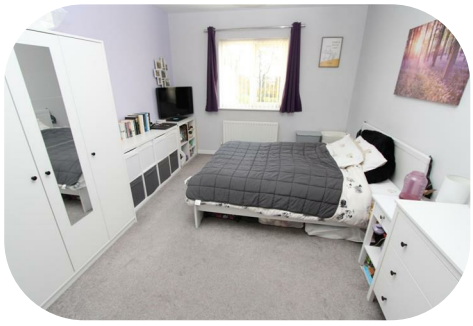


Bedroom One
17'4" x 12'8" (5.28m x 3.86m)
With radiator. En-Suite Shower Room;



En Suite Shower Room
Three piece suite comprising shower cubicle, pedestal wash basin and low suite wc, radiator.

Bedroom Two
12'9" x 6'10" (3.89m x 2.08m)
With radiator.



Bathroom
Three piece white suite comprising panelled bath, low suite wc, pedestal wash basin, radiator.

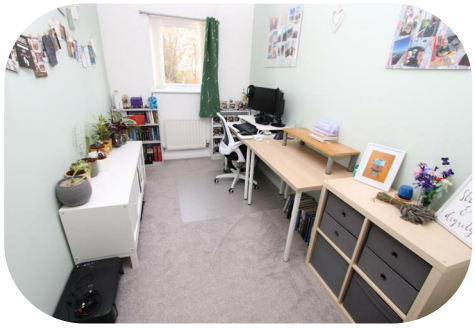
Exterior
To the outside there are communal gardens and parking.

Directions
From our office in Idle village take the right onto New Street, turn left onto Cross Road, left onto Leeds Road, right onto Park Road, left onto Lodge Rd, turn left to stay on Lodge Rd.

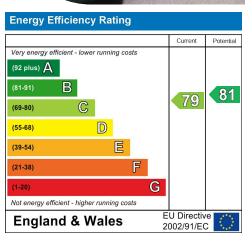


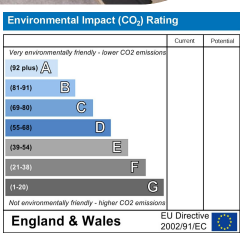
TENURE
LEASEHOLD. Lease 999 years from 2006. Service Charge - £1,446.98 per year. Ground Rent - £533.34 per year.

Council Tax Band
C / 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.





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