Sugdens
Sales & Lettings

The Old Mill, Thackley Road, Thackley,

£60,000

* APARTMENT * MILL CONVERSION * SECOND FLOOR * ONE BEDROOM * NO CHAIN *
* OVERLOOKS CRICKET FIELD * POPULAR LOCATION * ALLOCATED PARKING *
Available with no onward chain, is this former mill conversion apartment.
Would ideally suit a first time buyer or investor and briefly comprises communal entrance, second floor entrance to reception hall, lounge, fitted kitchen, one bedroom and bathroom.
To the outside there is allocated parking.

Communal Entrance
Accessed via intercom. Staircase to second floor.

Reception Hall

Lounge
13'2" x 10'10" (4.01m x 3.30m)

Kitchen
11'5" x 9'7" (3.48m x 2.92m)
Pine effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit.

Bedroom One
11'6" x 11'6" (3.51m x 3.51m)
With built in wardrobe.

Bathroom
Three piece white suite.

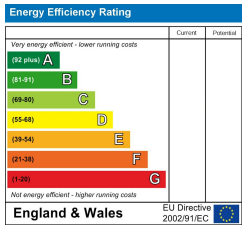
Exterior
There is an allocated parking space.

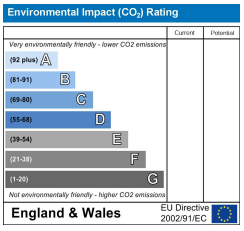
Directions
From our office in Idle village proceed straight up the High Street, at the top take the right onto Town Lane, at Thackley Corner traffic lights proceed straight ahead onto Thackley Road, follow the road round and the property will shortly be seen on the left hand side displayed via our For Sale board.

TENURE
We believe the property is Leasehold. The length of lease is 999 years starting 1988. The ground rent is £10 per annum. We await further details.

Council Tax Band
A / 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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