



## Lodge Road, Thackley,

**£110,000**

- \* SECOND FLOOR APARTMENT \* OPEN PLAN LOUNGE/KITCHEN \* RESIDENT'S PARKING \*
- \* COMMUNAL GARDENS \* EN-SUITE SHOWER ROOM \* POPULAR LOCATION \*
- \* AMPLE STORAGE \* NO GROUND RENT CHARGES \*

Providing 'ready to move into' accommodation, is this delightful two bedroom purpose built apartment. Benefits from gas central heating, upvc double glazing and briefly comprises communal entrance, staircase to second floor, reception hall, open plan lounge/kitchen, two bedrooms (master bedroom having en-suite shower room, together with main bathroom.

To the outside there are communal gardens and parking.



## Communal Entrance

Accessed via intercom. With staircase to second floor.

## Reception Hall

## Open Plan Lounge/Kitchen

23'8" x 13'1" (7.21m x 3.99m)

Lounge area has a radiator.

Kitchen area is fitted with a range of mahogany wall and base units incorporating stainless steel sink unit, electric oven and hob, breakfast bar, part tiled walls.



## Bathroom

Three piece modern white suite, part tiled walls and radiator.

## Bedroom One

17'3" x 10'5" (5.26m x 3.18m)

With radiator. En Suite Shower Room;



## En Suite Shower Room

With three piece suite and part tiled walls.

## Bedroom Two

12'9" x 6'7" (3.89m x 2.01m)

With radiator.



## Exterior

To the outside there are communal gardens and allocated parking.

## Directions

From our office in Idle village take the right onto New Street, turn left onto Cross Road, at the end take the left onto Leeds Road, right onto Park Road, left onto Lodge Road.



## Council Tax Band

C / Bradford

## TENURE

LEASEHOLD. Length of lease 999 years from 2006. Ground rent - nil. Buildings Insurance/Service Charge £119pcm approx. Greenbelt (garden maintenance) £20pcm approx.



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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