



TOW PATH
HOUSE

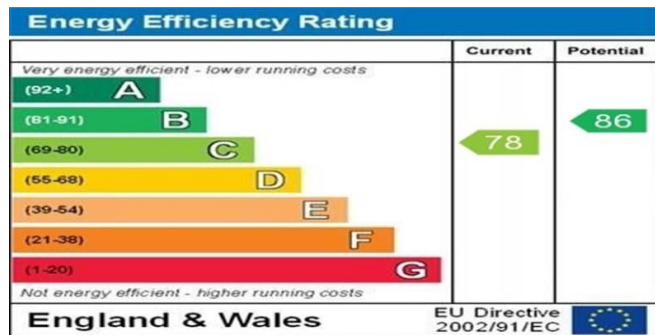
HUNTERS[®]
HERE TO GET *you* THERE

Towpath House, Canal Road, Riddlesden, BD20 5AG

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Asking Price: £110,000

Hunters are pleased to offer to the market an ideal investment opportunity to acquire a modern two bedroom apartment within the popular residential area of Riddlesden with the current tenant in situ. The apartment is situated on the third floor and overlooks the Leeds/ Liverpool canal. The property comprises: Communal entrance with stairs and lift access to all floors, apartment entrance hallway, open plan living/dining/ fitted kitchen with integral appliances, two double bedrooms, en-suite shower room and white three piece bathroom suite. Benefiting from secure entry system, double glazing, electric heating and allocated parking. EPC - C. The property currently achieves approximately 6% Yield. Viewing is highly recommended to appreciate this well presented property.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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CONMMUNAL ENTRANCE**APARTMENT HALLWAY****OPEN PLAN LIVING / DINING / KITCHEN**

3.3m (10' 10") x 7.3m (23' 11")

BEDOOM ONE

2.7m (8' 10") x 5.2m (17' 1")

EN-SUITE SHOWER ROOM**BEDROOM TWO**

3.0m (9' 10") x 5.2m (17' 1")

BATHROOM**ADDITIONAL INFORMATION**

Lease: 999 years from 2005.

Management charges: £334.28 per quarter (approximately)

Ground rent: £100 per annum (approximately)

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0113 518 8880

OPENING HOURS:

Monday - Friday:

9.30am - 5.00pm

Saturday:

9.30am - 2.00pm

Sunday:

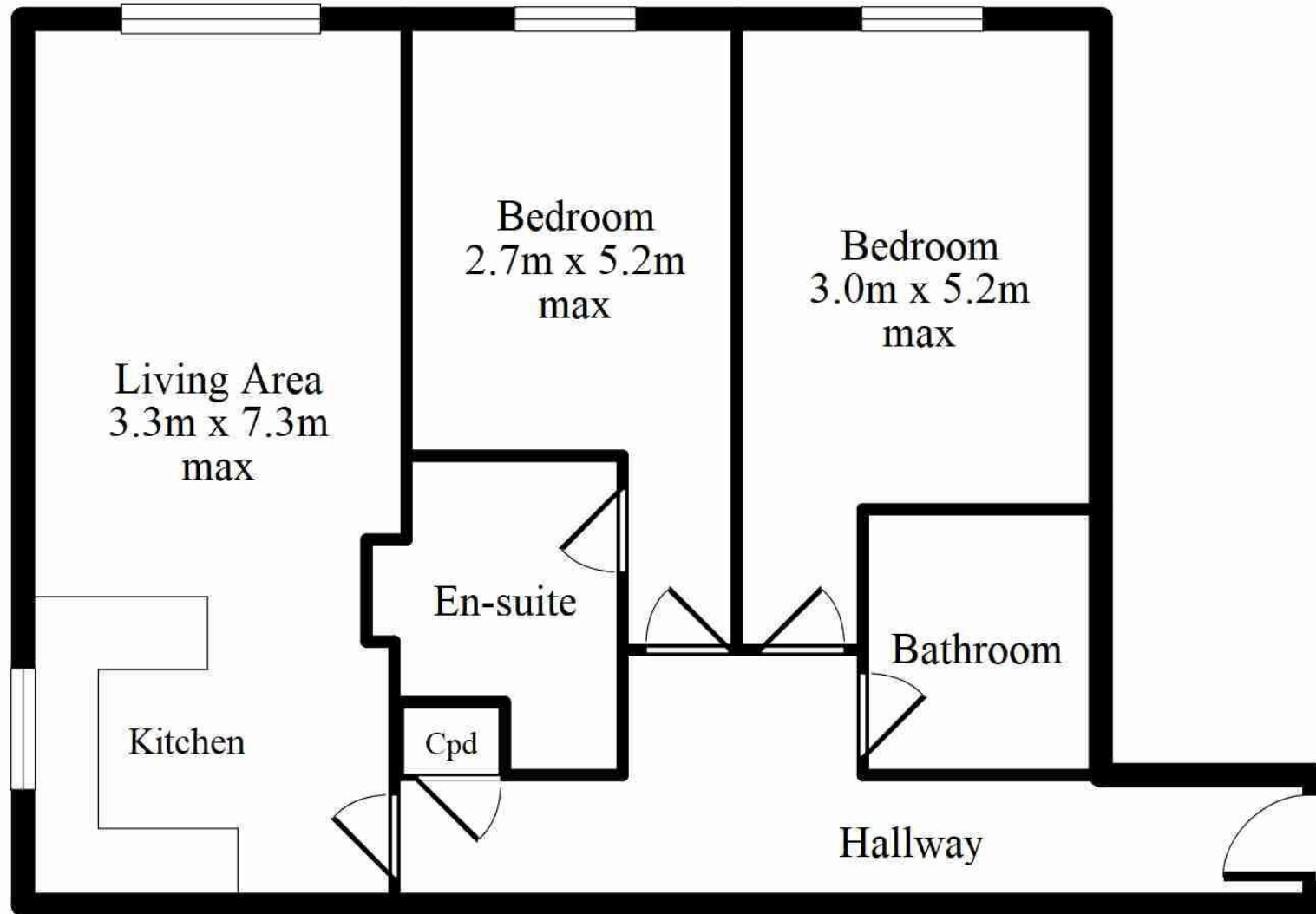
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THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS2021



