



Westgate, Eccleshill,

75% Shared Ownership £75,000

* RETIREMENT APARTMENT * FIRST FLOOR * 75% OWNERSHIP * OVER 55s *

* TWO BEDROOMS * NO CHAIN * COMMUNAL GARDENS * PARKING *

Situated within Eccleshill Village and offering 75% ownership is this delightful two bedroom first floor apartment. Available to over 55s as a retirement home.

Benefits from both gas central heating and UPVC double glazing.

Available with vacant possession and briefly comprises landing hallway, lounge, fitted kitchen, two bedrooms and shower room.

To the outside there are communal gardens and parking.



Reception Hall

Hallway with stairs leading to the first floor.

Landing Hallway

Central heating radiator and intercom system.

Lounge

10'5 x 14'8 (3.18m x 4.47m)
Double glazed window.

Kitchen

11 x 10'7 (3.35m x 3.23m)
Wall and base units with work surface over and Stainless Steel sink and drainer and tiled splashbacks. Electric cooker and space for washing machine. Double glazed window.

Bedroom One

8 x 15'1 (2.44m x 4.60m)
Fitted wardrobe and two double glazed windows.

Bedroom Two

11'1 x 7'2 (3.38m x 2.18m)
Double glazed window.

Bathroom

Three piece suite comprising of; low flush WC, hand wash basin and walk in shower. Heated towel rail and double glazed window.

Outside

Communal gardens and parking.

Council Tax

A

Leasehold

We are advised by the seller the ground rent, service charge and building insurance is £120.50 pcm.



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

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