



## Venue 163 Harrogate Road, Eccleshill,

**£79,950**

\* SECOND FLOOR APARTMENT \* TWO BEDROOMS \* TWO BATH/SHOWER ROOMS \*  
\* OPEN PLAN LOUNGE/KITCHEN \* NO ONWARD CHAIN \* COMMUNAL GARDENS & PARKING \*

If you're looking for an investment property or starter home, this could be the house for you!

Purpose built two bedroom second floor apartment available with no onward chain.

Benefits from electric heaters and upvc double glazing.

Handily placed for public transport and an abundance of shops and amenities.

To the outside there is allocated parking.



## Communal Entrance

## Reception Hall

## Open Plan Lounge / Kitchen

18'3" x 11'4" (5.56m x 3.45m)

Lounge has an electric heater.

Kitchen area has a range of modern wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

## Bedroom Two

12'6" x 7'3" (3.81m x 2.21m)

## Bedroom One

9'3" x 11' (2.82m x 3.35m)

With electric heater. En-Suite Shower Room;

## En Suite Shower Room

Three piece suite, heated towel rail, part tiled walls.

## Bathroom

Three piece modern white suite, part tiled walls and heated towel rail.

## Exterior

To the outside there are communal gardens and allocated parking.

## Directions

From our office in Idle village head south-east on The Grn towards Hampton Pl, The Grn turns left and becomes Albion Rd, turn right onto Old Park Rd, at the roundabout take the 1st exit and stay on Old Park Rd, turn right onto Orchard Grove, turn right onto Harrogate Rd/A658, go through the roundabout and the property will shortly be seen on the right hand side.

## TENURE

LEASEHOLD. Service Charge is £1000 per annum. Ground Rent £150 per annum. 978 years remaining.

## Council Tax Band

B



**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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) A		82	(92 plus) A		
(81-91) B			(91-91) B		
(69-80) C			(89-90) C		
(55-68) D		67	(85-88) D		
(39-54) E			(79-84) E		
(21-38) F			(71-78) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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