



Brackendale Mews, Thackley,
Discounted Sale £70,000

**** SPACIOUS ** BACKWATER LOCATION ** IMMACULATE THROUGHOUT****

*** AVAILABLE ON THE DISCOUNT SALE SCHEME WHERE THE BUYER PAYS 66% OF THE FULL MARKET VALUE OF THE PROPERTY * (subject to eligibility criteria)****

Situated close to woodland, canal walks and duck pond, is this spacious two bedroom top floor apartment.

Situated in this attractive stone mill conversion and having contemporary decor, electric storage heaters, double glazing and alarm system.

The accommodation briefly comprises communal entrance, reception hall, very large open plan lounge/kitchen with dining area, two double bedrooms and modern house bathroom.

To the outside there are communal gardens and allocated parking.



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Entrance Hall

With electric storage heater.

Open Plan Lounge/Dining Kitchen

23'7" x 6'9" x 14'7" narrowing 10'7" (7.21 x 2.06 x 4.45 narrowing 3.25)
Modern fitted kitchen area having a range of wall and base units incorporating stainless steel sink unit and tiled splashback, integral fridge freezer, integral microwave, stainless steel oven, electric hob and electric storage heater.

Bedroom One

16'6" x 9'10" (5.03m x 3.00m)
With electric wall heater.

Bedroom Two

16'7" x 7'2" (5.05m x 2.18m)
With storage cupboard and electric heater.

Bathroom

Modern three piece suite with over bath shower and glass screen, low suite wc, tiled walls and floor.

Exterior

To the outside there are communal gardens and parking.

Buyer Criteria **

Buyers must meet the criteria of the affordable housing scheme. The property can only be sold to someone who works/lives in the local area (Thackley, Baildon, Idle, Wrose) or has done for the last twelve months, or is the parent, child or grandchild that satisfies the above. On resale, the apartment must be sold to another eligible buyer and the same percentage discount on a future open market value. (This is not an exhaustive list of conditions. Interested parties should contact the agent to find out if they qualify for the scheme).

Directions

From our office in Idle village proceed straight ahead to the top of The High Street, turn right onto Town Lane, proceed to the traffic lights at Thackley Corner and continue straight ahead onto Thackley Road, pass the cricket club on the right and continue onto Windhill Old Road, take the right onto Brackendale, take the second right to stay on Brackendale and proceed down the incline where the apartment block will be seen on the right.

Tenure

The property is LEASEHOLD. A 125 year lease commenced on the 6th May 2005. The ground rent is £350 per annum and the service charge is £313 per quarter, approx. To Be Confirmed.

Council Tax Band

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
<div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>			<div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

