



10, Sycamore Avenue, Eggborough, DN14 0WU OFFERS OVER £95,000

With NO UPWARD CHAIN this GROUND FLOOR two bed apartment is the perfect first time buyer / investor property.

The flat has gas central heating, attractive kitchen, spacious lounge, bathroom with shower over bath, small lobby area and storage cupboard. The car park offers 2 dedicated spaces and communal wrap-around lawned garden.

The Management fee is £85 per calendar month and the term of lease is 999 years from 1 June 2003.

The location of this property is fantastic, with excellent motorway links.

Contact the Agent TODAY to arrange your viewing.

EPC - C

Council Tax - Band A

- Two bed apartment
- Ground Floor
- 2 dedicated parking spaces
- No upward chain
- Gas central heating
- UPVC double glazing
- EPC - C
- Council Tax Band A
- Superb motorway links
- Village location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		80	80
	EU Directive 2002/91/EC		