



## Loxley Close, Eccleshill,

**£750 Per Month**

\*\*\*\*WELL PRESENTED GROUND FLOOR TWO BEDROOM APARTMENT WITH ALLOCATED PARKING \*\*\*\*

This well presented ground floor apartment newly decorated throughout, located on the popular Loxley Close development, close to local amenities, with easy access to Leeds and Bradford Town Centres, Apperley Bridge Rail Station and Leeds Bradford Airport. Briefly comprising ; Entrance Hall , kitchen ,spacious lounge ,two good size bedrooms and bathroom with shower over bath .

Further benefits GCH ,DG and door intercom system

Externally there is allocated parking for one car .

Council Tax BAND B .

\*\*\*\*VIEW IMMEDIATELY \*\*\*\*

SORRY NO PETS or SMOKERS .

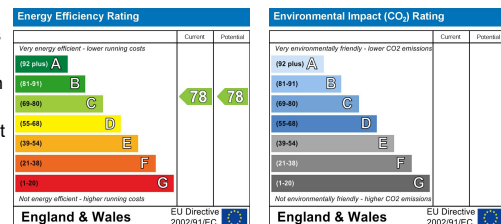


## Deposit

A deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy. This is subject to referencing.



**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.



8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
 website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)

