



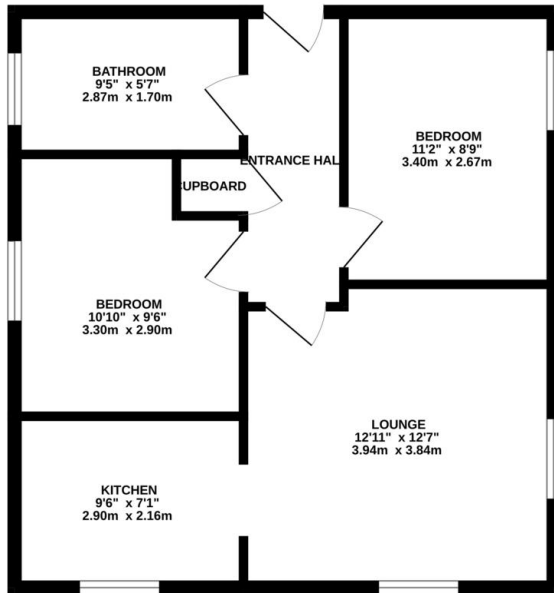
## FOR SALE

2 Bed Apartment in Long Roses Way, Birstall, LE4 3NH  
£150,000

\*\*\* No Chain \*\*\* First floor apartment for sale on this popular development in Birstall. The park and ride services are within walking distance the property is also very close to a selection of road networks. The accommodation comprises communal hall, entrance hall, lounge, kitchen, two bedrooms, bathroom and allocated parking space. An ideal first time buy or investment.



GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	82	82
	EU Directive 2002/91/EC	

- No Chain
- First Floor
- Apartment
- Allocated Parking Space
- Two Bedrooms
- Gas Central Heating
- Convenient Location
- Ideal First Time Buy

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

