



Westgate, Eccleshill,
75% Shared Ownership £70,000

**** RETIREMENT APARTMENT ** FIRST FLOOR ** TWO BEDROOMS ****
**** NO CHAIN ** OVER 55 DEVELOPMENT ** ON STREET PARKING ****

Situated within Eccleshill village and offering 75% ownership is this delightful two bedroom first floor apartment. Available to the over 55's as a retirement home. Benefits from gas central heating and UPVC double glazing. Available with vacant possession and briefly comprises; entrance, landing hallway, lounge, fitted kitchen, two bedrooms and bathroom. Outside is on street parking.



Entrance

Staircase leading to first floor and central heating raditaor.

Lounge

14'10 x 10'5 (4.52m x 3.18m)

Coal effect gas fire and central heating radiator.

Kitchen

10'6 x 11 (3.20m x 3.35m)

Fitted wall and base units with work surface over, Stainless Steel sink and drainer, tiled splashback and central heating radiator.

Bedroom One

15'2 x 8'7 (4.62m x 2.62m)

Fitted wardrobes and central heating radiator.

Bedroom Two

11'5 x 7'2 (3.48m x 2.18m)

Central heating raditaor.

Bathroom

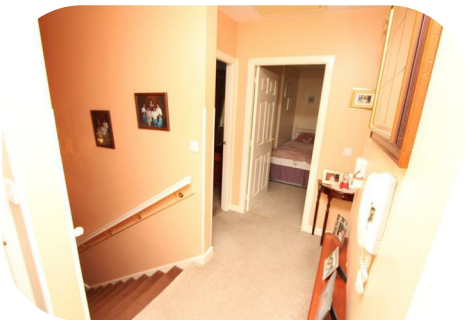
Three piece suite comprising; low flush WC, hand wash basin and bath with shower over and central heating radiator.

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We have been advised by the sellers the current charges are £105.87 per month which includes the ground rent, service charge and building insurance.

Council Tax

Bradford - Band A



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

