



52 Lymington Drive, Holmewood, West Yorkshire, BD4 9HA

NO CHAIN: Spacious and good sized 1st Floor Flat. Really well presented, with 2 DOUBLE BEDROOMS. With own access and landing and balcony terrace, must be viewed to appreciate. Would make an ideal buy for either owner occupier and or buy to let investor.

Comprises: Entrance Hall to ground floor. Stairs to landing. Hallway, Lounge, Kitchen, 2 Bedrooms & Bathroom.

Offers Over £70,000

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COMMUNAL ENTRANCE Shared with only 1 other flat. Stairs to the first floor.

LANDING 2 walk in storage cupboards.

HALLWAY Built in cupboard

LOUNGE 12'6" x 11' (3.8m x 3.35m)

Feature fireplace with built in gas fire. uPVC doors leading to the balcony.

KITCHEN 10'7" x 10'1" (3.23m x 3.07m)

Well equipped kitchen with a range of High Gloss base and wall units, worktops and sink unit. Built in oven, hob and extractor fan.

BEDROOM 1 10'9" x 10'1" (3.28m x 3.07m)

BEDROOM 2 10'8" x 10'7" (3.25m x 3.23m)

BATHROOM/W.C. White bathroom suite with shower over the bath. Tiled walls and flooring. Heated towel rail.

TENURE LEASEHOLD. The annual Service Charge is £121. The ground rent is £10 per annum. There are 109 years remaining on the lease, starting from 30.7.07

COUNCIL TAX BAND A

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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