



Flat 6, The Hawthornes, Mill Lane, Birkenshaw, BD11 2DH

RETIREMENT PROPERTY- EXCLUSIVE FOR OVER 55's.

Lovely 1 BEDROOMED GROUND FLOOR APARTMENT overlooking the gardens and Bradford Road and forming part of this sought after retirement development, which is EXCLUSIVE FOR OVER 55's. Situated in the heart of Birkenshaw village within walking distance of the local amenities.

The apartment benefits from double glazing, central heating, security entrance, plus features such as communal laundry facilities, guest room & lounge area.

Asking Price £165,000

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ENTRANCE LOBBY Leading to the Communal Lounge.

INTERNAL HALLWAY

ENTRANCE HALL

LOUNGE/DINING AREA 19'8" x 10'8" + recess (6m x 3.25m + recess)

KITCHEN AREA 9'5" (2.87) x 5'9" (1.75) approximate open to the lounge

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

DOUBLE BEDROOM 11'5" x 9' (3.48m x 2.74m)

BATHROOM/W.C 7'7" x 7'5" (2.3m x 2.26m)

3 piece bathroom suite with a separate shower cubicle. 1/2 tiled walls.

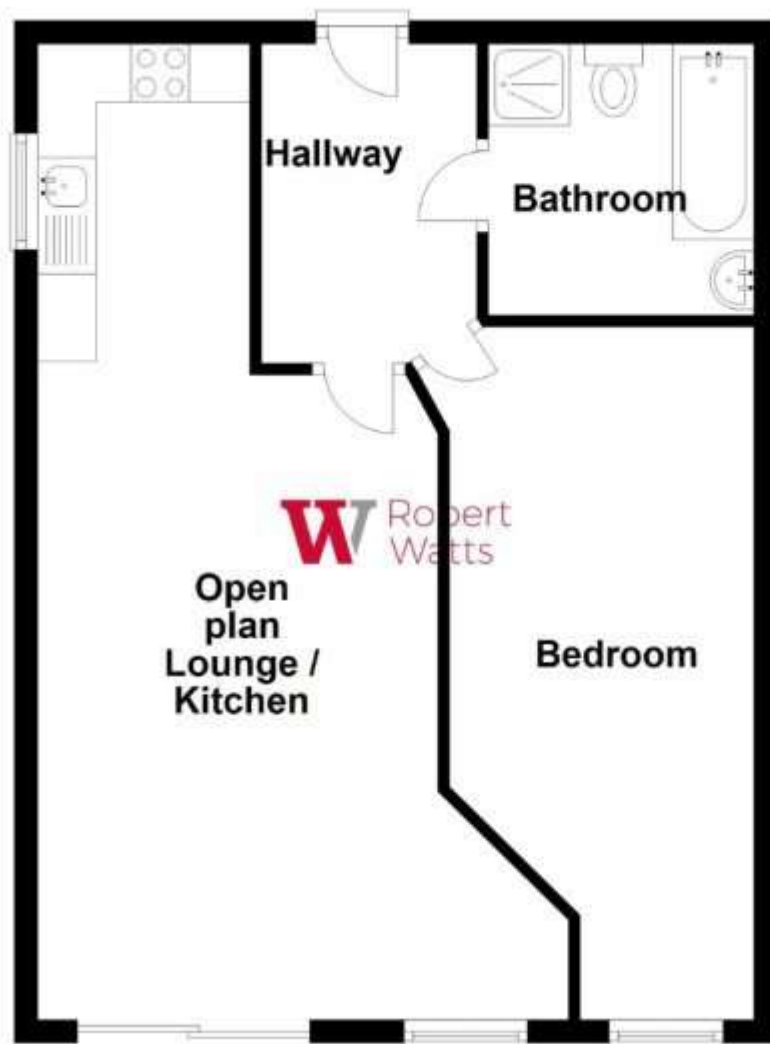
PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

LEASEHOLD 125 years commencing from 2003. 102 years remaining.

Service / Maintenance Charge is £2,590.17 and includes utility bills, window cleaning, building insurance and grounds maintenance.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		