



## 40 Thornbridge Mews, Eccleshill, Bradford, BD2 3BL

NO CHAIN - TRUE BUNGALOW offered with a 25% Equity Share on this popular modern development. Designed for over 55's only and subject to acceptance by Places for people. Situated in this popular residential location offering easy access to bus routes and local amenities. Comprising two bedrooms, kitchen, lounge and shower room with parking to the front and garden to rear. As this is a shared ownership leasehold property additional monthly charges are payable, which includes rent, buildings insurance and upkeep of communal areas.

**£40,000**

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**ENTRANCE HALLWAY** Double store closet and closet housing hot water tank

**LIVING ROOM 14'2" (4.32) x 13' (3.96) + splay bay**

Patio doors lead to garden

**KITCHEN 10'1" x 8'2" (3.07m x 2.5m)**

Selection of wall and base units, stainless steel sink unit and plumbed for automatic washer

**BEDROOM ONE 10'9" (3.28) plus robes x 10'6" (3.2)**

Fitted wardrobes

**BEDROOM TWO 7'4" (2.24) plus robes x 8'2" (2.5)**

Fitted wardrobes

**SHOWER ROOM** Good size shower cubicle, vanity wash basin, WC

**OUTSIDE** Off road parking to front, pleasant split level garden to rear

**COUNCIL TAX Bradford**

Band B

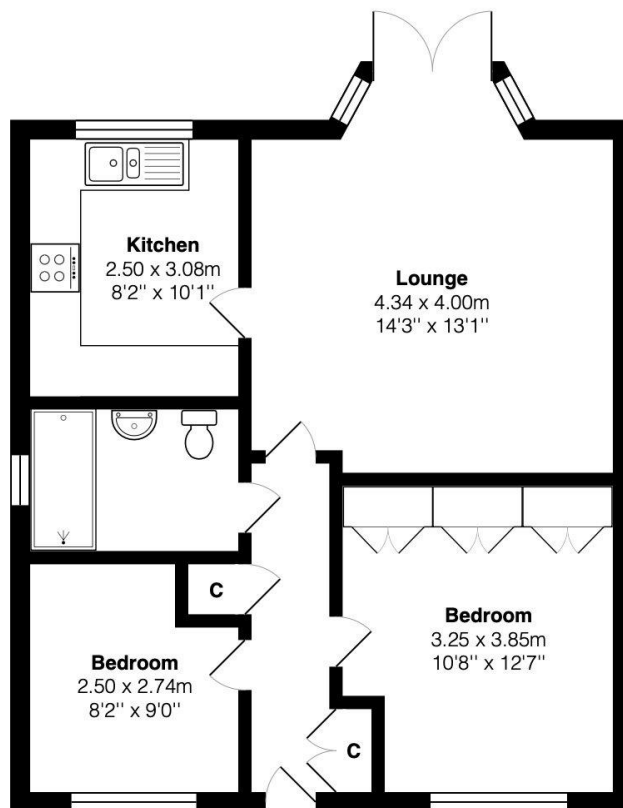
**TENURE** Leasehold

**LEASEHOLD INFORMATION** Our research shows a 125 year lease was granted 1/4/1993 this information should be verified by your Solicitor. As this property is leasehold and shared ownership there are additional monthly costs which will vary depending on the share owned as it may be possible to purchase additional shares.

**PLACES FOR PEOPLE** It is our understanding that any potential purchasers must be approved by Places for People and meet the qualifying criteria.

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.





**Ground Floor**

Total Area: 56.1 m<sup>2</sup> ... 604 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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