



2 Highdale Croft, Back Lane, Idle, Bradford, BD10 8RP

NO CHAIN – FIRST FLOOR APARTMENT offered with a 25% Equity Share. This well presented ONE BEDROOM example will appeal to many and must be viewed to fully appreciate. Forming part of this sought after development, in close proximity to Idle Medical Centre and handy for both Idle and Thackley village amenities. Designed for over 55's only and subject to acceptance by Places for People. As this is a shared ownership leasehold property additional monthly charges are payable, including rent, buildings insurance and upkeep of communal areas.

£35,000

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COUNCIL TAX Bradford

Band B

TENURE Leasehold

LEASEHOLD INFORMATION Our research shows a 125 year lease was granted on 1/4/1994. Our client advises rent is payable to places for people £371 per month, we are awaiting confirmation of any additional charges which may be payable. This information should be checked and verified by your Solicitor.

PLACES FOR PEOPLE It is our understanding that any potential purchasers must be over 55 years old, be approved by Places for People and meet the qualifying criteria.

ENTRANCE HALL Stairs lead up

LIVING ROOM 15'8" x 11'6" (4.78m x 3.5m)

KITCHEN 10'2" x 6'5" (3.1m x 1.96m)

Selection of modern wall and base units, work tops, built in double oven, separate hob and extractor, sink unit, plumbed for washing machine

INNER HALL Useful store closet

BEDROOM 1 13'1" max x 11'4" (4m max x 3.45m)

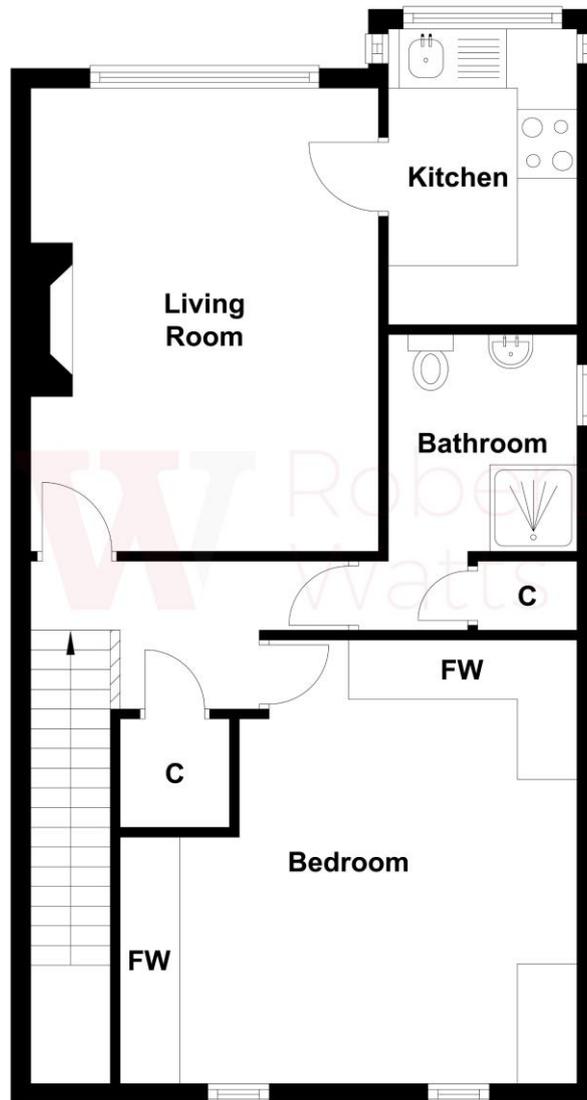
Fitted wardrobes

SHOWER ROOM Shower cubicle, WC and washbasin - closet housing boiler

OUTSIDE Residents parking

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	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		