



8 Dale House, Park Road, Eccleshill, Bradford, BD10 8AS

Larger than average top floor flat currently providing TWO BEDROOM accommodation – managed by residents.

This fine example benefits from many recent improvements and boasts a 21ft living room and is further enhanced by an additional sunroom / converted balcony, garage and useful store room on the ground floor. Rest assured this is a far from an average flat and simply must be viewed to fully appreciate the accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

£100,000

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COUNCIL TAX BAND Band A

TENURE Leasehold

LEASEHOLD Our client advises: the current service charge and ground rent payment is £125 per month, additionally the block is managed by residents, all owners are also required to be directors of the management company - Dale house management ltd. Our research shows there are over 900 years remaining on the lease. Small percentage of sale price taken by Dale House Management Company Limited on sale of property, which goes into the companies sinking fund. This information should be verified by your Solicitor.

INTERCOM ENTRY Leads to communal hall - useful store accessed from this area

BEDROOM ONE 11'9" x 11'3" (3.58m x 3.43m)

HALLWAY Store closet

LIVING ROOM 21'1" x 11'8" (6.43m x 3.56m)

SUNROOM/CONVERTED BALCONY 11'4" x 5'2" (3.45m x 1.57m)

KITCHEN 10'3" x 8'3" (3.12m x 2.51m)

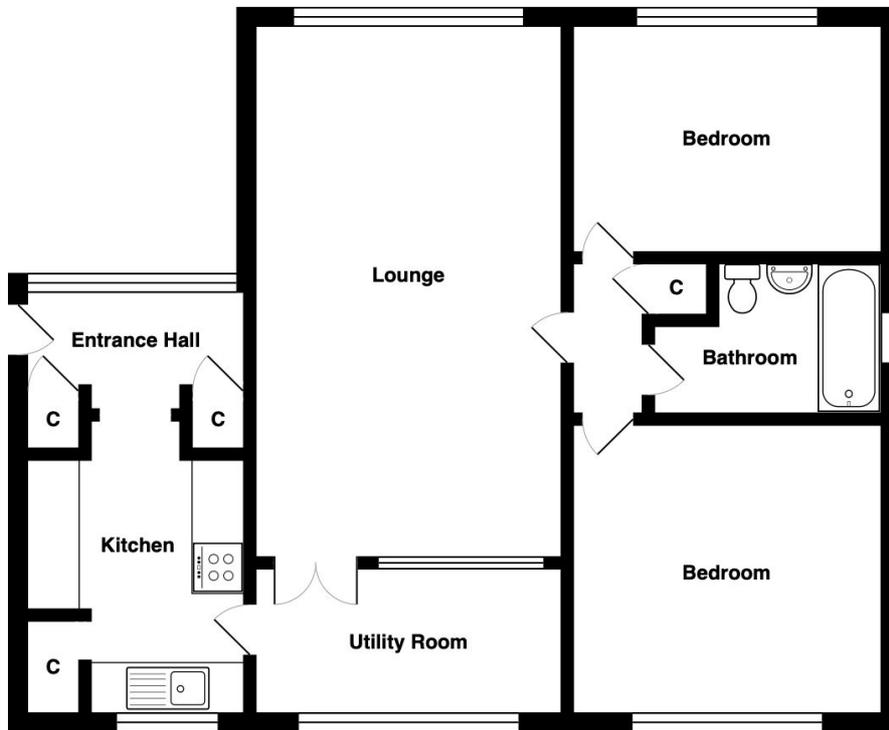
BEDROOM TWO 11'9" x 8'7" (3.58m x 2.62m)

BATHROOM

OUTSIDE Well kept mature communal gardens and garage.

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: 74.8 m² ... 805 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E		
21-38	F	34 F	
1-20	G		