



## 24 Tay Court, Eccleshill, Bradford, BD2 2BW

NO CHAIN - TWO BEDROOM FIRST FLOOR APARTMENT forming part of this highly regarded, small development off Victoria Road. Handy for many amenities in and around Eccleshill and Five Lane Ends, around 2 miles (approx 10 mins) to Apperley Bridge Train Station. Contact Robert Watts to arrange YOUR viewing today.

£75,000

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## **COUNCIL TAX Bradford**

Band B

## **TENURE Leasehold**

**LEASEHOLD INFORMATION** Our client advises a 99 year lease was granted in 1983, the current service charge is £55 per month and the ground rent is £30 per year. This information should be checked and verified by your Solicitor.

**LEASE LENGTH** The remaining years on the lease could affect your ability to obtain a mortgage, please check with your mortgage broker prior to applying for a mortgage. Our client advises it is possible to extend the length of the lease at an additional cost once the property is in new ownership.

**COMMUNAL ENTRANCE** Intercom entry system - stairs lead up

**ENTRANCE HALL** Store closet housing hot water cylinder

**LIVING ROOM 15'6" x 10'4" (4.72m x 3.15m)**

**KITCHEN 10'6" x 5'1" (3.2m x 1.55m)**

Selection of wall and base units, work tops, sink unit , plumbed for washing machine

**BEDROOM 1 13'3" x 10'4" (4.04m x 3.15m)**

**BEDROOM 2 9'1" x 7'9" (2.77m x 2.36m)**

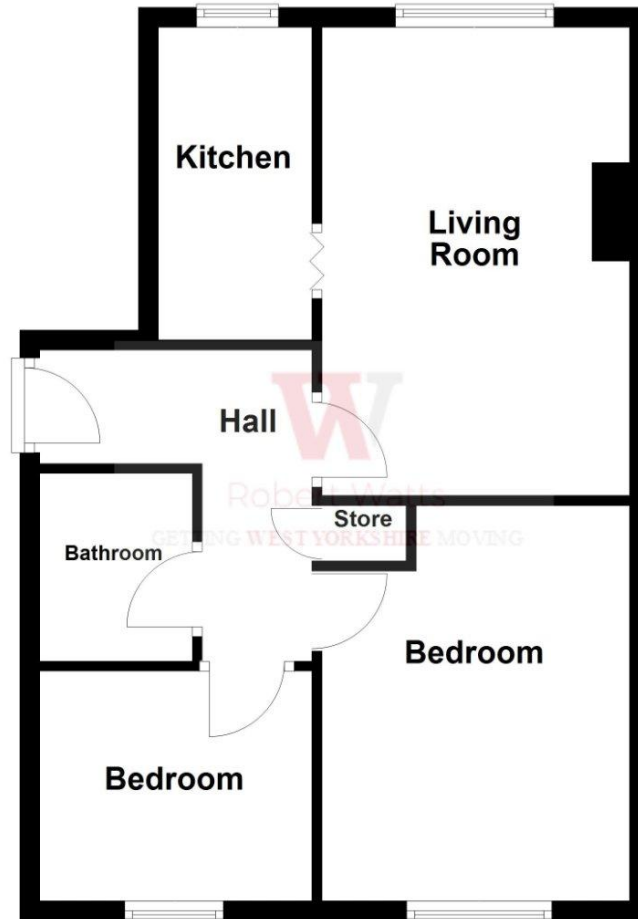
**BATHROOM** Three piece suite, over bath shower and screen

**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.



## Accommodation



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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