



1 Pevensey Garth, Rowantree Drive, Thorpe Edge, Bradford, BD10 8EP

NO CHAIN – PURPOSE BUILT GROUND FLOOR FLAT WITH ALLOCATED PARKING. We feel this compact and manageable ONE BEDROOM flat will appeal to a variety of buyers and simply must be viewed to fully appreciate. Less than 2 miles (approx..10 mins) to Apperley Bridge Train Station and handy for many amenities in and around Eccleshill, Five Lane Ends and Greengates. Contact Robert Watts to arrange YOUR viewing.

£58,000

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COMMUNAL ENTRANCE

ENTRANCE HALL Closet housing HWC

LIVING ROOM 12'8" x 9'3" (3.86m x 2.82m)

Open to kitchen

KITCHEN 7'4" x 6'7" (2.24m x 2m)

Selection of wall and base units, work tops, sink unit

BEDROOM 1 10'6" x 9'7" (3.2m x 2.92m)

SHOWER ROOM Shower cubicle, wash basin and WC, part tiled walls, tiled floor

BUYER INFORMATION 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.

COUNCIL TAX Bradford

Band A

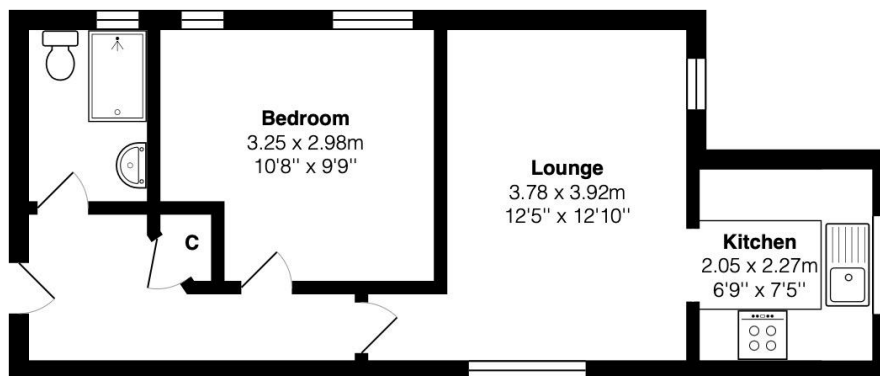
TENURE Leasehold

LEASEHOLD INFORMATION Our research shows a 125 year lease was granted on 1/4/1993 our vendor advises as they currently own 50% a monthly charge of £113.80 per month is payable, we are awaiting confirmation of any additional charge liabilities - this information should be verified by your legal representative.

SHARED OWNERSHIP Whilst 100% is being offered for sale our vendor currently owns 50%, the other 50% is currently owned by Yorkshire Housing, to own 100% a process known as staircasing will need to be carried out, your legal representative can explain this in more detail.

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: 35.7 m² ... 384 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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