



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

GROUND FLOOR larger than average flat currently providing TWO BEDROOM accommodation – managed by residents. This fine example boasts a 17ft living room with archway leading to the dining room and is further enhanced by a garage and pleasant communal gardens. 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.

£105,000

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arla | propertymark naea | propertymark

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COUNCIL TAX Bradford

Band A

TENURE Leasehold - our research shows a 999 year lease was granted on 24/6/1974 we are awaiting confirmation of ground rent and service charge costs - this information should be verified by your legal representative.

COMMUNAL ENTRANCE HALL Intercom entry system - around 6 steps lead to flat entrance

HALLWAY

LOUNGE 17'5" x 11'9" (5.3m x 3.58m)

DINING ROOM

KITCHEN 10'4" 8'3" (3.15m 2.51m)

Selection of wall and base units. Built-in oven, hob and extractor. Plumber for auto-washer. Tiled floor

BEDROOM ONE 11'7" (3.53) (max) x 9'5" (2.87) (plus robes)

Fitted wardrobe. Tiled floor

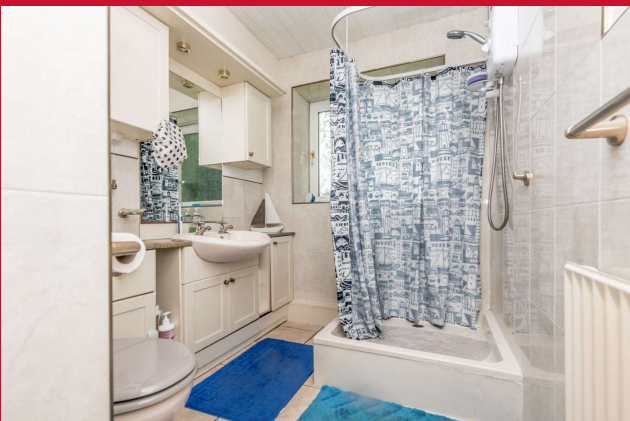
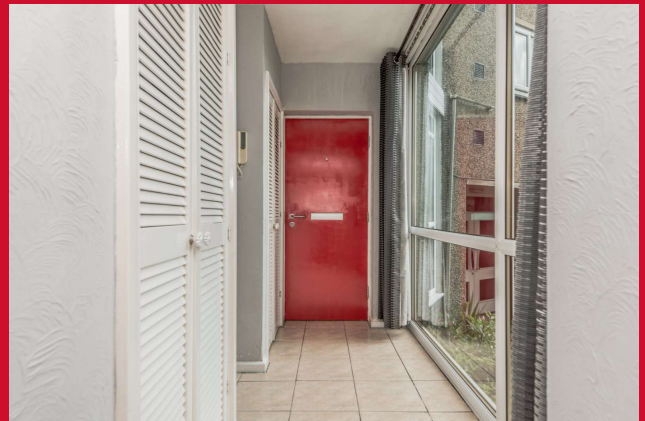
BEDROOM TWO 11'9" x 8'9" (3.58m x 2.67m)

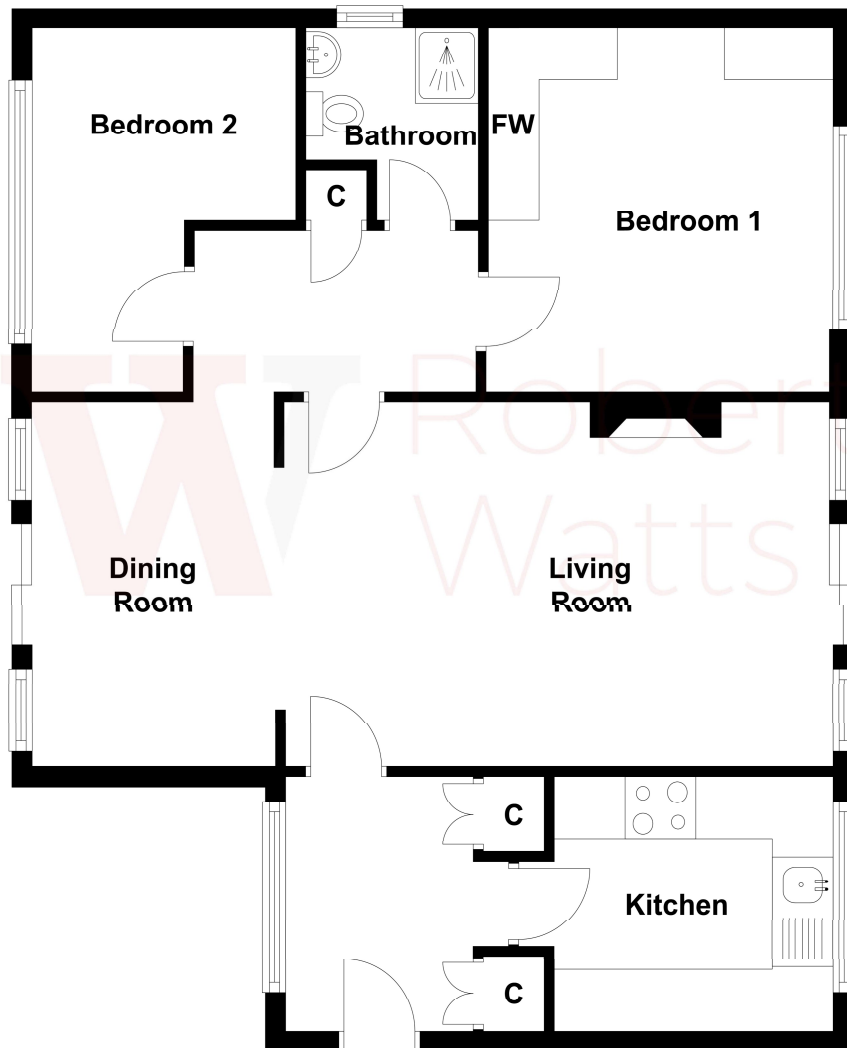
Tiled floor

SHOWER ROOM WC, wash basin and shower cubicle

BUYERS INFORMATION Please note 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.

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		
55-68	D	62 D	72 C
39-54	E		
21-38	F		
1-20	G		