



**Petersgarth Moorhead Lane, Shipley BD18 4JL**



**welcome to**

**Petersgarth Moorhead Lane, Shipley**

William H Brown are pleased to welcome to the market this two bedroom top floor apartment located on the edge of Saltaire heritage village.

**\*\*PRICE £115,000\*\***

The property is being offered at a reduced price, taking into consideration the short lease.



### **Entrance Hall**

The entrance hall has a double glazed door to the side, a storage cupboard housing the water tank and electric heating.

### **Lounge**

19' 1" x 10' 10" ( 5.82m x 3.30m )

The lounge has an electric fire with fire surrounds, television and telephone points and a double glazed window to the front.

### **Kitchen**

9' 7" x 7' 10" ( 2.92m x 2.39m )

The tiled kitchen is fully fitted with wall and base units with complementary work surfaces, a one and a half stainless steel sink and drainer, a cooker hood, plumbing for a washing machine, an electric oven with electric hobs and a double glazed window to the rear.

### **Bedroom One**

14' x 11' 9" ( 4.27m x 3.58m )

Bedroom one has built in wardrobes, electric radiators and a double glazed window to the front.

### **Bedroom Two**

11' 1" x 10' 8" ( 3.38m x 3.25m )

Bedroom two has built in wardrobes, electric radiators and a double glazed window to the rear.

### **Bathroom**

The fully tiled bathroom has an electric shower, a wash hand basin and a double glazed window to the rear.

### **Separate Wc**

The separate WC has a WC, a wash hand basin and a double glazed window to the rear.

### **External**

There are communal gardens.

### **Garage Included**

The property has the added benefit of a private garage.



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## **Petersgarth Moorhead Lane, Shipley**

- Two bedroom top floor apartment
- Parking and garage on site
- On the edge of Saltaire heritage village
- Close to amenities and public transport
- **\*\*PRICE £115,000\*\***

Tenure: Leasehold EPC Rating: F

# £115,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
SHP108255 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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