

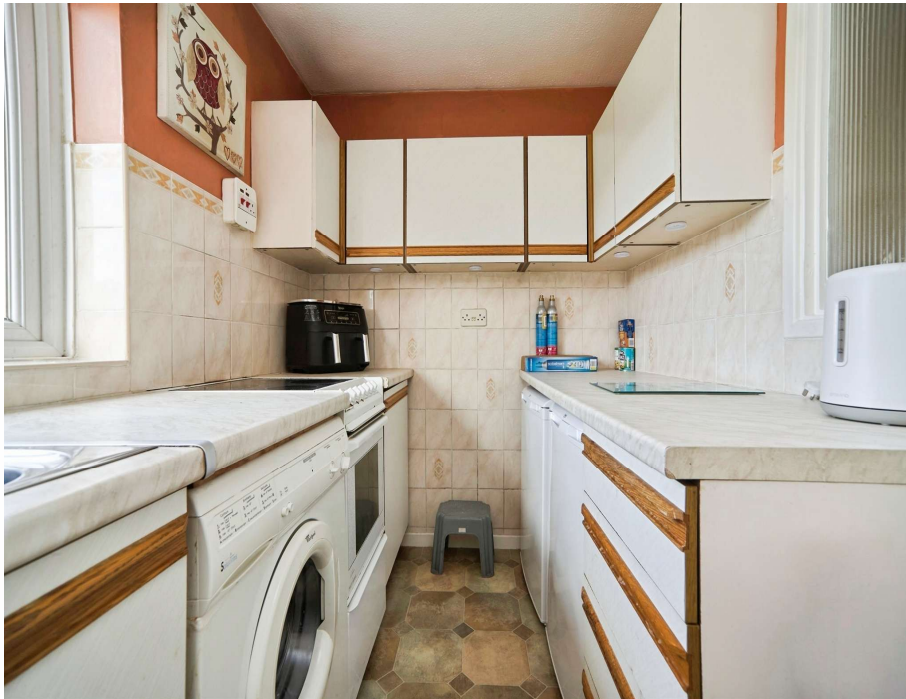


Cliffe Gardens, Shipley BD18 3DB

welcome to

Cliffe Gardens, Shipley

Situated in a convenient and well-connected location in Shipley, this one bedroom first floor apartment offers an excellent opportunity for first-time buyers, downsizers or buy-to-let investors alike. Offered for sale with no upper chain. Energy Rating: D



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The accommodation briefly comprises an entrance hall, a spacious living room providing ample space for relaxing and dining, a fitted kitchen, a generous double bedroom and a bathroom suite. The apartment enjoys a pleasant position within the development and offers comfortable, low-maintenance living throughout.

Ideally located within easy reach of Frizinghall Train Station, the property provides excellent transport links to both Shipley and Bradford city centre, making it a great choice for commuters. A range of local amenities, shops and leisure facilities are also close at hand.

Externally, residents can enjoy communal gardens and the convenience of communal parking. Energy Rating: D

Entrance Hall

Living Room

15' 7" x 10' 6" (4.75m x 3.20m)

Balcony

Kitchen

9' 1" x 6' 2" (2.77m x 1.88m)

Bedroom One

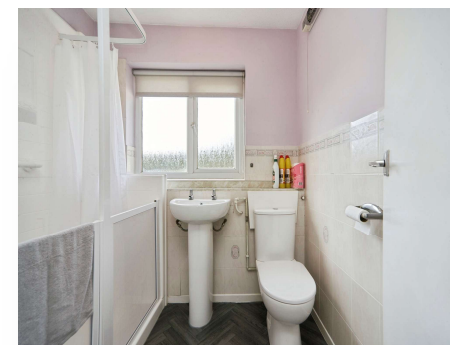
12' 3" x 11' 3" (3.73m x 3.43m)

Shower Room

Storage Shed

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/SHP111543



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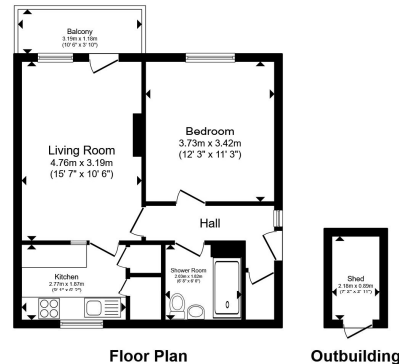
- First floor apartment
- One bedroom
- Fitted kitchen & separate living room
- White three piece shower room
- No upper chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

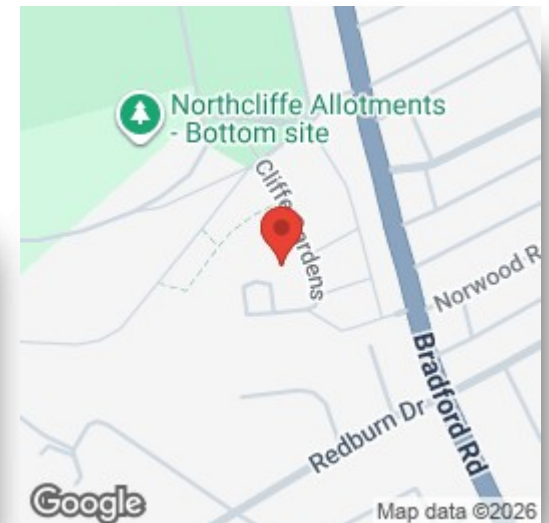
This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 46.1 m² (496 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**william
h brown**

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP111543 - 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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