



Asking Price £85,000

- Duplex apartment
- Three bedrooms
- Electric heating
- UPVC double glazing
- Close to Shipley and Saltaire facilities
- NO CHAIN

152 Wycliffe Gardens, Shipley, BD18 3JB

A superb opportunity to purchase a three bedroom duplex apartment in need of some modernisation enjoying a fine aspect delightfully situated within a purpose built complex in a popular and convenient residential location.

NO CHAIN

77 Bingley Road, Saltaire, Shipley, West Yorkshire,
BD18 4SB

dacres.co.uk





152 Wycliffe Gardens, Shipley, BD18 3JB

Bradford 3 miles, Skipton 18 miles, Leeds 13 miles
(all distances)

General remarks

Delightfully situated within a popular residential location is a three bedroom duplex apartment located on the second floor of this purpose built complex.

The property includes electric storage heating and uPVC double glazing and although in need of some modernisation would be ideally suited to a wide variety of potential purchasers and an internal inspection is fully recommended.

The accommodation briefly comprises communal entrance hall, steps leading to the second floor, entrance hall, lounge, dining kitchen, steps leading to the third floor three bedrooms and bathroom. Outside there are communal gardens.

The complex is delightfully situated in a popular and convenient residential location on the edge of Shipley town centre. The centre offers a range of shops and amenities, bars, restaurants and well respected primary and secondary schools. The location is also well served by excellent road and rail access to many West and North Yorkshire business centres which include Bradford and Leeds.

Directions

From the traffic lights in the centre of Shipley proceed up the A657 Saltaire Road and turn left into Wycliffe Gardens, follow the road to the right and the property is in a block on the left identified by our 'For Sale' board.

Local authority

Bradford Metropolitan District Council 01274 432111

www.bradford.gov.uk

Thinking of selling?

If you are thinking of selling your home, Dacre Son & Hartley would be pleased to provide free, no obligation sales and marketing advice.

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

1. We have been informed the Tenure of the property is Leasehold.
2. We are currently awaiting details of the Service and Ground rent charges

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Referrals to Boomin.com may also result in commission payments from them or their third party suppliers. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Ref: BIN210741

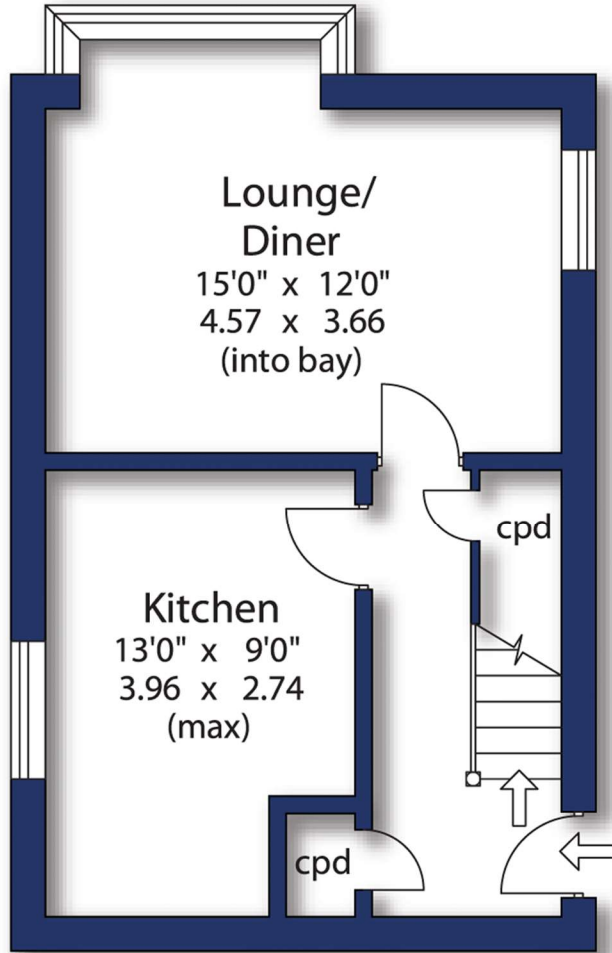


ARRANGE A VIEWING

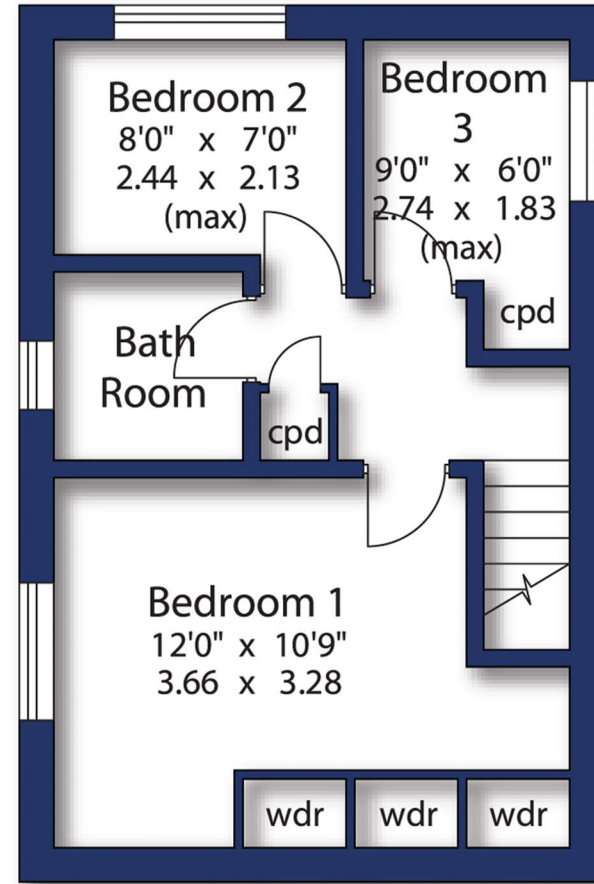


Call 01274 581794 or email
saltaire@dacres.co.uk

Floorplans



Second Floor



Third Floor

© Dacre, Son & Hartley

Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.