



Redbrook Way, West Yorkshire

- Two Bedrooms
- Beautifully Appointed
- Excellent Residential Location
- Nearby Local Schools
- First Floor Apartment
- Enhanced by the Vendor
- Well Positioned for Amenties
- Viewing Essential

Asking Price £110,000



Tenure: Leasehold

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Redbrook Way, West Yorkshire

DESCRIPTION

A superbly appointed two bedroom first floor apartment, which enjoys an impressive open aspect to the front and must be viewed to be fully appreciated.

The well maintained and spacious apartment comprises; secure communal entry system, stairs to the first floor, entrance hall, spacious lounge with dining area and well equipped kitchen, master bedroom, bedroom two and house bathroom. Externally is an allocated parking space, and very nicely presented communal gardens.

A viewing to appreciate the size and quality of the finish in a most attractive apartment does indeed come highly recommended. Well placed for the amenities in the local area as well as the direct rail links to Leeds/Bradford and Skipton from the stations in Saltaire and Shipley, the apartment does offer an excellent base for convenient access to the neighbouring towns and villages.



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

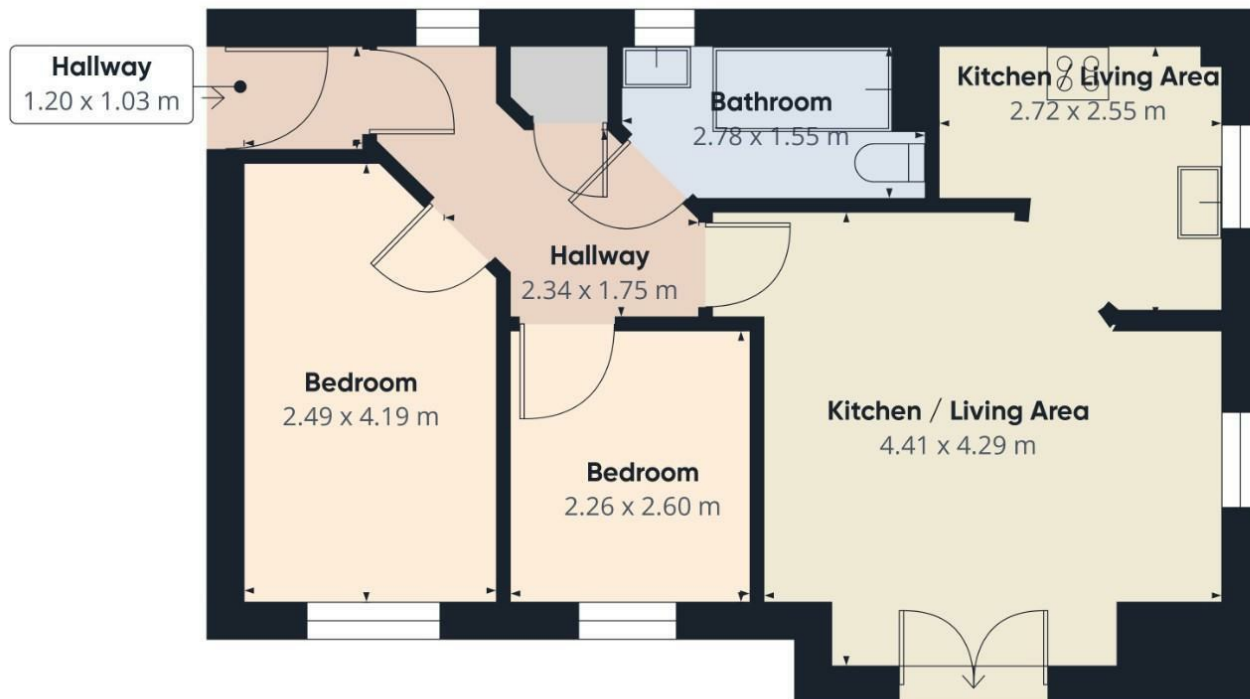
The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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Approximate total area^m
50.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

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