

# Petersgarth Moorhead Lane, Shipley BD18 4JL



## welcome to

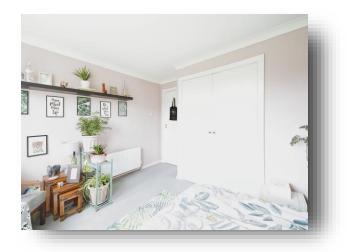
## Petersgarth Moorhead Lane, Shipley

Within walking distance to Saltaire high street and close to local transport links and amenities. Located in a popular residential location is this well presented three bedroom top floor apartment with well maintained communal gardens.\*\*OFFERS IN THE REGION OF £170,000\*\*













#### **Entrance Hall**

A fire door leads into the entrance hall with access into all the rooms with storage cupboard. Central heating radiator.

#### Lounge

26' 6" x 12' 10" (8.08m x 3.91m) An impressive 26 ft room with a wall mounted electric fire, central heating radiator and two double glazed windows to the front. Two storage cupboards accessed from the living room.

#### Kitchen

9' 3" x 9' 6" ( 2.82m x 2.90m ) A range of wall and base units with complementary work tops, ceramic sink with drainer and mixer tap. Connection for an electric oven, integral fridge freezer and dishwasher. A uPVC double glazed window.

#### **Bedroom One**

13' 7" x 10' 10" ( $4.14m \times 3.30m$ ) Bedroom one has fitted wardrobes, a central heating radiator and a double glazed window to the front.

#### **Bedroom Two**

12' 9" x 8' 11" (  $3.89m\ x\ 2.72m$  ) Bedroom two has fitted wardrobes, a central heating radiator and a double glazed window to the rear.

#### **Bedroom Three**

9' 7" x 8' 6" (  $2.92m\ x\ 2.59m$  ) Bedroom three has a central heating radiator and a double glazed window to the rear.

#### Bathroom

A stylish white bathroom with shower over bath and a glazed pull out shower screen, wash hand basin with tiled walls, uPVC double glazed window and central heating radiator.

#### Wc

A white two piece suite comprising of low flush W.C and a wash hand basin. uPVC double glazed window.





#### Exterior

Communal gardens and parking spaces.

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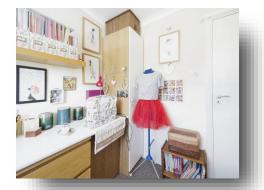
- Three bedroom top floor apartment
- Well-presented throughout
- Walking distance from Saltaire high street
- Close to local transport links and amenities
- Gas central heating & uPVC DG

#### Tenure: Leasehold EPC Rating: F

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.

offers in the region of







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Property Ref:

SHP109339 - 0024

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.

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

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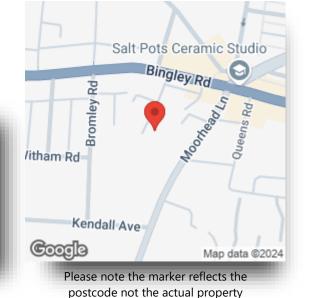


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