



Guardian Croft, Shipley BD18 3DX

welcome to

Guardian Croft, Shipley

Handily located within walking distance of Shipley Town Centre is this first floor two bedroom apartment, designed for over 60 year olds. The property is ready to move into with minimal expense Offered for sale on a shared equity basis, 30% owned via Anchor with no rent payable. Energy Rating: C



Handily located within walking distance of Shipley Town Centre is this first floor two bedroom apartment for over 60 year olds. Ideal for a multitude of buyers, the property is ready to move into with minimal expense. Offered for sale on a shared equity basis, 30% owned via Anchor with no rent payable. Internally comprising: entrance hall, lounge, kitchen diner, two bedrooms and white shower room. The property also benefits from use of the communal lounge with weekly gatherings, ideal for socialising. Externally the property has communal parking and communal gardens. uPVC double glazing & gas central heating throughout. Available with no upper chain. Energy Rating: C



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.focalagent.com

Entrance Hall

Lounge

12' 8" x 10' 7" (3.86m x 3.23m)

Kitchen

Bedroom One

11' 8" x 10' 8" (3.56m x 3.25m)

Bedroom Two

10' 10" x 10' 4" (3.30m x 3.15m)

Bathroom

External

Agents Notes



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Guardian Croft, Shipley

- Walking distance of Shipley
- First floor apartment
- Designed for over 60 year olds
- Two bedrooms
- uPVC double glazing & gas central heating

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Oct 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP110137 - 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.

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