









# welcome to

# **Everest Avenue, Shipley**

Available with no upper chain is this two bedroom first floor apartment in Wrose. Accessed via a uPVC door with staircase rising to the the property, internally comprising of entrance hall, living room, kitchen, two bedrooms and bathroom. Communal gardens. Energy Rating: D





Available with no upper chain is this two bedroom first floor apartment in Wrose, offering spacious living accommodation the property is handily located for local bus routes and shops. Accessed via a uPVC door with staircase rising to the the property, internally comprising of entrance hall, living room, kitchen, two bedrooms and bathroom. Communal gardens. Energy Rating: D

#### **Entrance**

## **Living Room**

14' x 11' 10" ( 4.27m x 3.61m )

#### Kitchen

9' x 7' 4" ( 2.74m x 2.24m )

#### **Bedroom One**

10' 10" x 10' 6" ( 3.30m x 3.20m )

#### **Bedroom Two**

7' 7" x 9' 2" ( 2.31m x 2.79m )

#### **Shower Room**

#### Leasehold











### welcome to

# **Everest Avenue, Shipley**

- No upper chain
- First floor apartment
- Two bedrooms
- Living room & separate kitchen
- Communal gardens

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £75,000







Wrose Ro

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Map data ©2024

Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/SHP110406



Property Ref: SHP110406 - 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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