



Platt Court, SHIPLEY BD18 1GA


**william
h brown**

welcome to

Platt Court, SHIPLEY

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Internally, the property comprises: entrance hallway, ground floor W.C, living room and kitchen. The first floor has one bedroom and separate office/study room as well as a family bathroom. The second floor has a spacious master bedroom. Externally, the property has an enclosed paved and pebbled garden to the rear. Double glazing and central heating throughout. EPC rating: C

Entrance Hallway

WC

Kitchen

11' 3" x 8' 9" (3.43m x 2.67m)



Living Room

12' 8" x 12' (3.86m x 3.66m)

First Floor Landing

Bedroom Two

11' 11" narrowing to 5' 9" x 15' 7" (3.63m narrowing to 1.75m x 4.75m)



Study/Office Room

5' 10" x 5' 4" (1.78m x 1.63m)

Bathroom

Second Floor Bedroom One

11' 9" x 8' 10" (3.58m x 2.69m)

Exterior



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welcome to

Platt Court, SHIPLEY

- Available with no upper chain
- Two bedroom End-terrace
- Well presented and spacious accommodation
- Driveway
- Enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in the region of

£155,000



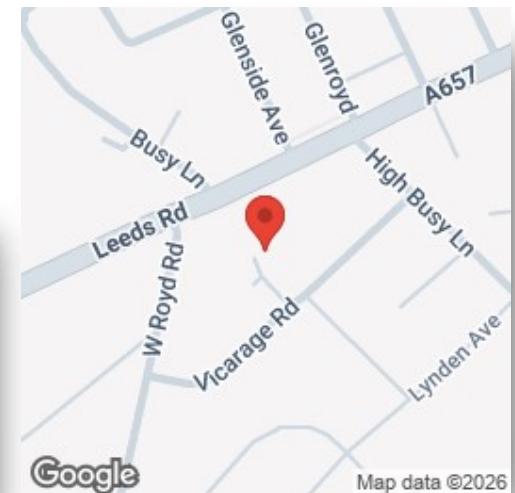
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Property Ref:
SHP110864 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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