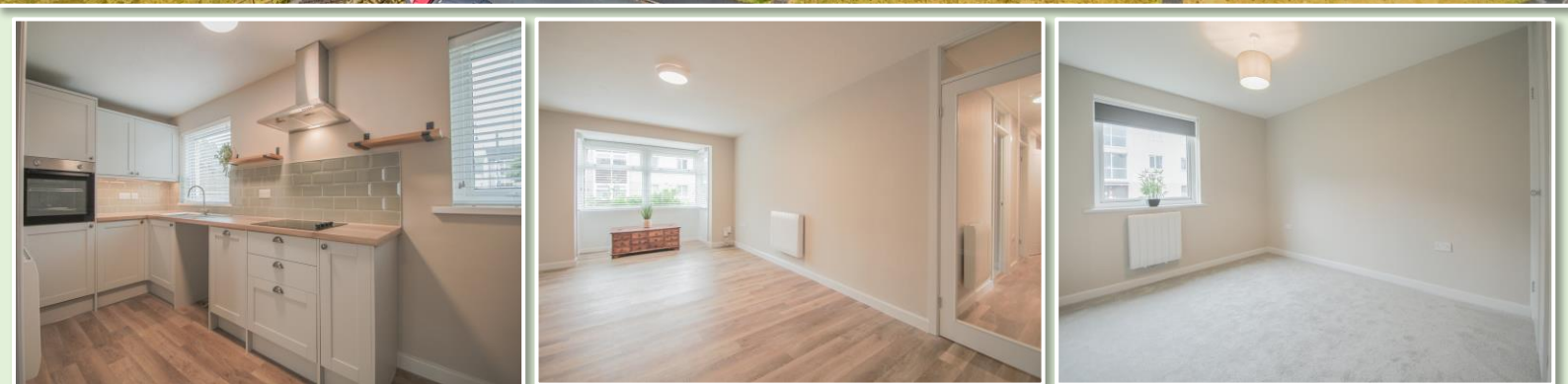




Wycliffe Gardens, Shipley, West Yorkshire, BD18 3NJ

£107,000

Immaculately renovated. Quality & stylish fixtures. 2 double bedrooms. Loads of storage. Excellent location for Saltaire, Shipley and commuting (just 600 metres from Saltaire Railway Station).



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this thoroughly renovated and spacious, 2 double bedroom ground floor flat. Excellent location between Saltaire's and Shipley's many amenities. Features include: tasteful decoration, double glazing, modern electric heating, new kitchen & bathroom, quality flooring, spacious rooms and particularly plentiful storage space. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, space, presentation, layout, quality and value.

PROPERTY SUMMARY

The accommodation includes: a central hallway with several storage cupboards, large lounge/diner, kitchen, 2 double bedrooms and bathroom. Externally there are communal maintained grounds (mainly grassed and pathways).

LOCATION

The property is ideally located for convenient access into Saltaire, Shipley and the many amenities on offer there – including shops, bars, cafes, supermarkets, schools, restaurants, and of course Salts Mill (offering arts, crafts, cultural and food options). The area offers residents and visitors attractive canal path walks along the Leeds and Liverpool Canal, sports & recreational space in Roberts Park, and easy access into 'Bronte Country'. Leeds & Bradford city centres are easily accessible, and offer an excellent further choice of shops, restaurants, bars and tourist attractions. The excellent local transport links (including Saltaire Railway Station) make this location a popular choice for commuters.

DIRECTIONS

Sat Nav location: BD18 3NJ.

GROUND FLOOR

Secure key-fob communal access door and hallway.
Private entrance into:

Hallway

Spacious and useful hallway with 3 large storage cupboards, plus a hot water tank cupboard. It is rare to find an apartment with so much storage.

Lounge / Dining Room 17' 0" x 11' 3" (5.18m x 3.43m)

A large main reception room with ample space for seating and dining. Front bay window.

Kitchen 15' 11" x 6' 1" (4.85m x 1.85m)

Newly fitted kitchen with integrated cooking appliances and dishwasher. Space for a washing machine. Additional floorspace and one end could easily accommodate an American style fridge freezer.



Bedroom One 13' 8" x 9' 10" (4.16m x 2.99m) inc wardrobe.
Double bedroom with fitted wardrobe and front window.

Bedroom Two 13' 9" x 10' 0" (4.19m x 3.05m)
Double bedroom with front window.

Bathroom 7' 7" x 5' 5" (2.31m x 1.65m)
Modern bath suite with shower over the bath.

OUTSIDE

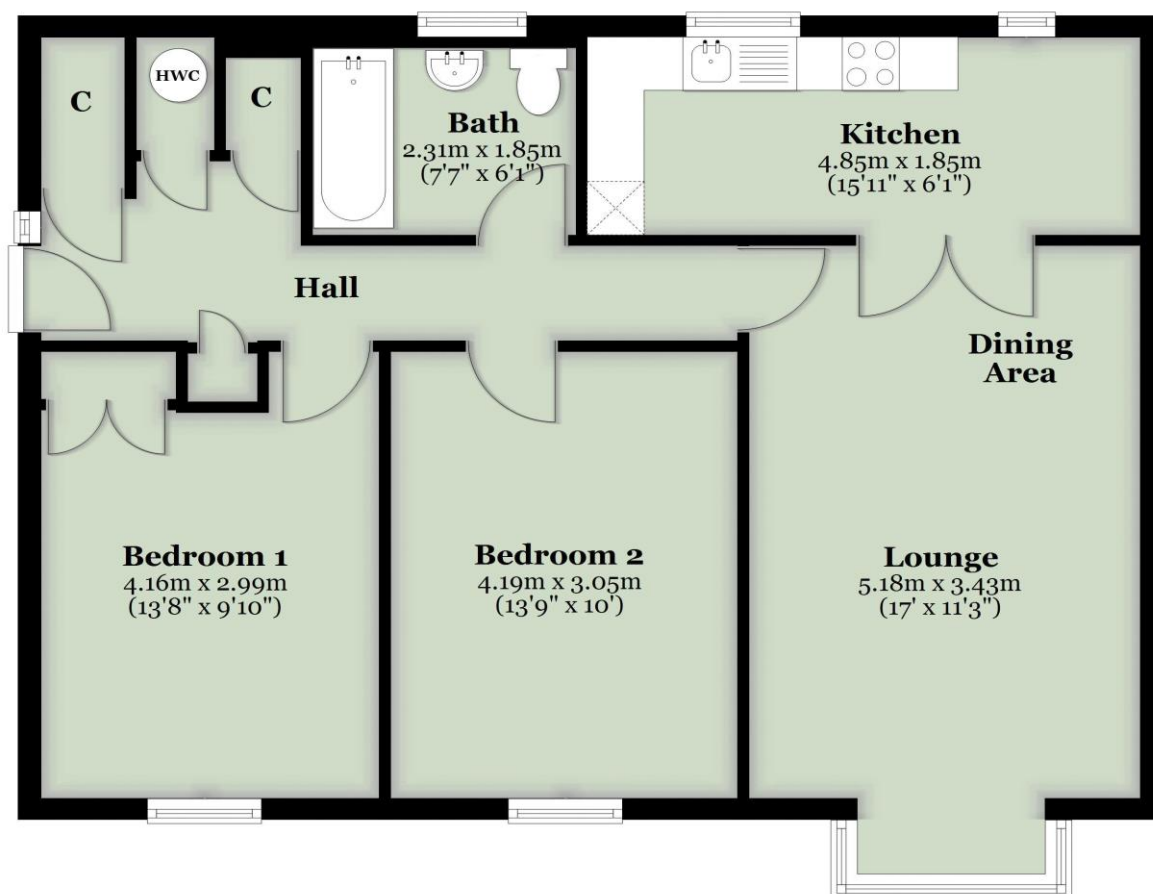
These handful of buildings stand within maintained lawed communal grounds, where there is space for sitting out or drying washing. Footpath access from the street and a communal bin store area.

LEASE DETAILS

The property is leasehold (approx. 88 years remaining). As you would expect from an ex-local authority property, the annual ground rent and service charges are excellent value, at approximately £45 per month (this includes buildings insurance, building maintenance and upkeep of the communal areas).



Ground Floor





AGENT'S NOTES

It is very important to note: these buildings are some of many post-war local authority homes which are classed as 'non standard construction' (these particular flats are 'Wimpey No Fines' construction – which is the name given to this type of cast in situ concrete structure, used by the house building contractor, George Wimpey Homes). There are some mortgage lenders who do not include such NSC properties in their approved construction type lending criteria. Therefore, we would ask any purchaser who might require a mortgage to make initial enquiries with their broker/lender on the matter. Please contact us if you would like further details. We are the exclusive selling agent for this property. Viewings are by appointment only. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

PROPERTY TO SELL?

We sell successfully for clients throughout the North of England.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

Tenure: Leasehold.

Council Tax Band: A.

These details were prepared / amended on: 30/11/2025

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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