



## Cambridge House, Beck View Way,

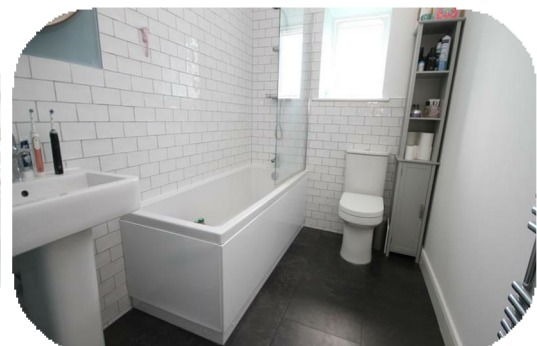
**£110,000**

\* SECOND FLOOR APARTMENT \* ONE BEDROOM \* OPEN PLAN LOUNGE / KITCHEN \*  
\* ALLOCATED PARKING \* CLOSE TO SHIPLEY TRAIN STATION \* MODERN FIXTURES & FITTINGS \*

Built approximately 5 years ago and benefits from upvc double glazing and electric heaters.

The manageable accommodation briefly comprises communal entrance, reception hall, open plan lounge/kitchen, one double bedroom and a modern white house bathroom.

To the outside are communal gardens and allocated parking.



## Communal Entrance

Access via intercom.

## Reception Hall

Two storage cupboards and electric storage heater.

## Open Plan Kitchen / Kitchen

19'4" x 13'7" (5.89m" x 4.14m")

Lounge - electric storage heater.

Kitchen - Modern white wall and base units incorporating stainless steel sink unit, electric oven & hob with extractor, integrated fridge, freezer & dishwasher, part tiled.

## Bedroom One

12'7" x 9'4" (3.84m" x 2.84m")

Electric storage heater.

## Bathroom

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and heated towel rail.

## Exterior

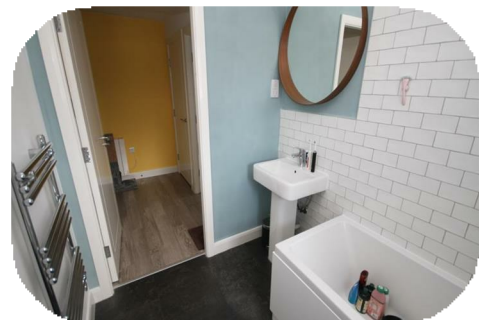
communal gardens and allocated parking.

## Council Tax Band

A

## Tenure

LEASEHOLD



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
77	77		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)