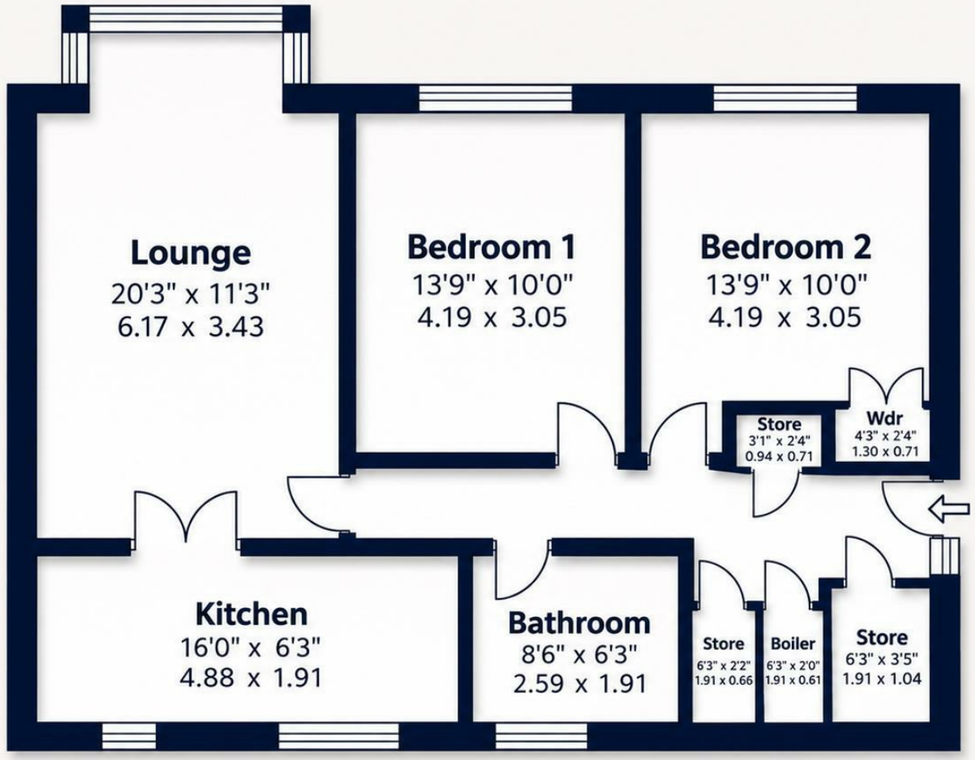
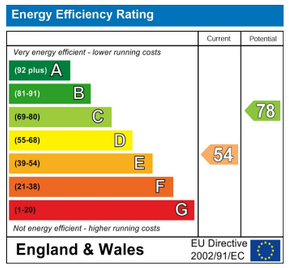
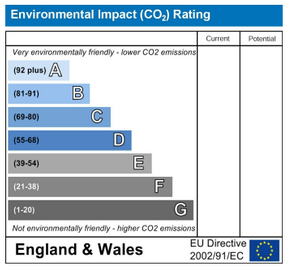


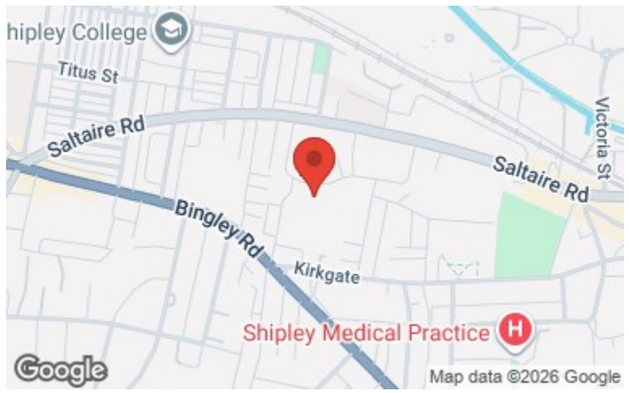
Approx. Total Floor Area: 88.6 sq m (954 sq ft)

This floor plan is for illustrative purposes only. Measurements, floor areas and layout are approximate and should not be relied upon as statements of fact. Not to scale.













IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Wycliffe Gardens, Shipley, BD18 3NJ

Auction Guide £70,000 Leasehold

** Ground Floor Apartment ** Approx. 954 Sq.Ft. ** Two Generous Bedrooms ** Large Bay-Windowed Lounge / Dining Room ** Gas Central Heating ** Secure Fob & Intercom Entry ** Three Useful Storage Rooms ** Vacant & No Onward Chain ** Modern Method Of Auction ** Secure External Store **

A particularly spacious two bedroom ground-floor apartment offering approximately **954 sq.ft.** of accommodation, pleasantly positioned within Wycliffe Gardens, Shipley & offered **VACANT WITH NO ONWARD CHAIN** via the Modern Method of Auction.

The development benefits from **secure fob entry with intercom door release**, while the accommodation itself opens into a central hallway offering an impressive amount of built-in storage, including three separate store rooms together with a further wardrobe cupboard.

The standout room is the substantial lounge / dining room, measuring over 20ft in length & featuring a large bay window which brings plenty of natural light into the space. There is ample room for both generous seating & a full dining area.

The separate kitchen extends to approximately 16ft & is fitted with a range of wall & base units, wood-effect worktops, colourful tiled splashbacks & space for appliances.

There are two generously proportioned bedrooms, both measuring approximately 13'9" x 10'0", making them genuine double rooms.

The shower room features a walk-in shower enclosure, WC, wash basin & heated towel rail. The property also benefits from **gas central heating**.

Externally, residents enjoy communal lawned gardens together with on-street parking in the surrounding area. A separate secure external store provides useful space for bikes, tools or additional household storage.

The apartment would benefit from some cosmetic updating, but its excellent proportions, ground-floor position, extensive storage, secure access & gas central heating make this a superb opportunity for first-time buyers, downsizers or investors.

Property Misdescription Act

These particulars, including any floorplans, measurements, photographs and descriptions, have been prepared in good faith and are believed to be accurate to the best of our knowledge. They are intended as a general guide only and should not be relied upon as statements of fact or as forming part of any contract.

All measurements, dimensions and floorplans are approximate and are provided for identification and illustrative purposes only. Prospective purchasers should satisfy themselves as to the accuracy of the information provided.













