



Bescot Way, Shipley BD18 1QA

welcome to

Bescot Way, Shipley

Modern two-bedroom semi-detached property offers stylish and well-presented accommodation throughout, making it an ideal purchase for first-time buyers, young professionals, or those looking to downsize.

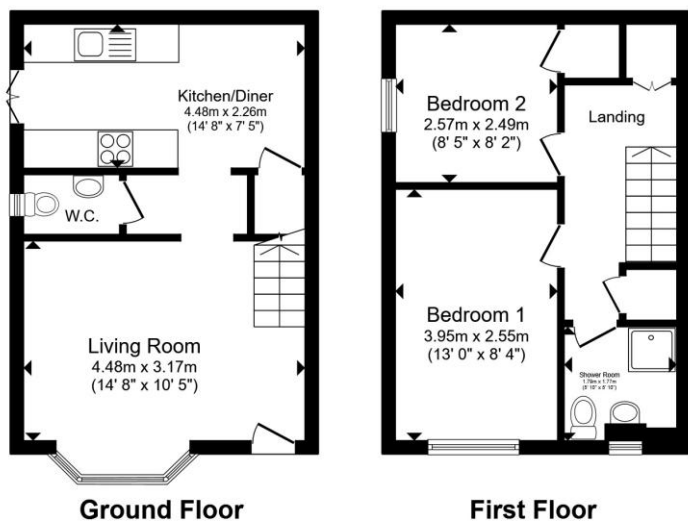


Situated on the ever-popular Bescot Way in Shipley, this modern two-bedroom semi-detached property offers stylish and well-presented accommodation throughout, making it an ideal purchase for first-time buyers, young professionals, or those looking to downsize.

The property features a contemporary fitted kitchen and a modern shower room, complemented by tasteful décor and quality fixtures throughout. The spacious living accommodation is ready to move straight into and benefits from uPVC double glazing and gas central heating.

Externally, the property enjoys off-road parking and a beautifully landscaped rear garden, providing an attractive and low-maintenance outdoor space perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate all that this superb home has to offer.



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Living Room

14' 8" x 10' 5" (4.47m x 3.17m)

Wc

Kitchen Diner

14' 8" x 7' 5" (4.47m x 2.26m)

First Floor Landing

Bedroom One

13' x 8' 4" (3.96m x 2.54m)

Bedroom Two

8' 5" x 8' 2" (2.57m x 2.49m)

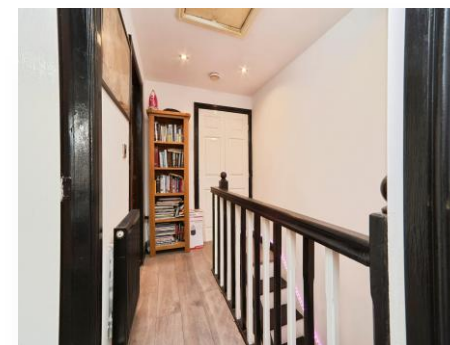
Shower Room

Enclosed Rear Garden

Parking

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Bescot Way, Shipley

- Modern two-bedroom semi-detached
- Well-presented throughout with stylish décor
- Ideal for first-time buyers
- Attractive landscaped rear garden
- Off-road parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SHP111678 - 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.

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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