





Gray Avenue,Shipley BD18 2HP

william h brown

welcome to

Gray Avenue, Shipley

Offered to the market with no upper chain, this well-presented two-bedroom first floor apartment provides an excellent opportunity for first-time buyers, downsizers, or investors alike. The property benefits from DG.





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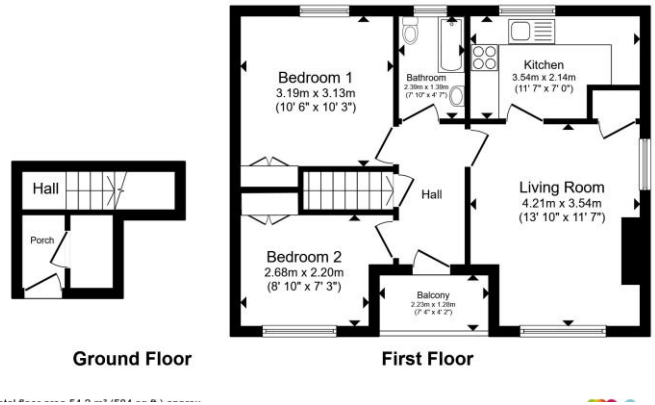
The accommodation briefly comprises an entrance hallway, a spacious and light-filled lounge, a fitted kitchen with a range of wall and base units, two well-proportioned bedrooms, and a three piece bathroom. The property benefits from double glazing.

Conveniently located close to local amenities, transport links, and reputable schools, the apartment offers both practicality and convenience for everyday living.

Early viewing is highly recommended to fully appreciate the accommodation on offer and the advantage of being available with no onward chain.



Entrance Hall

Living Room
13' 10" x 11' 7" (4.22m x 3.53m)

Kitchen
11' 7" x 7' (3.53m x 2.13m)

Bedroom One
10' 6" x 10' 3" (3.20m x 3.12m)

Bedroom Two
8' 10" x 7' 3" (2.69m x 2.21m)

Bathroom

Balcony

Rear Garden

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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welcome to

Gray Avenue, Shipley

- First floor apartment
- Two bedrooms
- Ideal FTB or investment
- Separate kitchen & living room
- Enclosed rear lawned garden

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£70,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SHP111754 - 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.

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