



Alexandra Road, Shipley BD18 3ER

welcome to

Alexandra Road, Shipley

Handily located within walking distance of Shipley Town Centre and Saltaire Village is this three bedroom mid terrace. Available with no upper chain, the property is ideal for someone looking to put their stamp on a property. Enclosed gardens front & rear. Partial uPVC DG & GCH. EPC: E



Handily located within walking distance of Shipley Town Centre and Saltaire Village is this South Facing three bedroom mid terrace. Available with no upper chain, the property is ideal for someone looking to put their stamp on a property. Internally comprises: entrance porch, living room open to a dining area with kitchen and ground floor W.C The first floor has two bedrooms with a three piece bathroom and large second floor third bedroom. Enclosed gardens to the front and rear with a single garage and additional on street parking. Partial uPVC and a degree of Sealed Unit Double Glazing & gas central heating.

Energy Rating: E



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Porch

Living Room

12' 10" x 12' 10" (3.91m x 3.91m)

Dining Area

9' 10" x 8' (3.00m x 2.44m)

Kitchen

9' 11" x 8' 6" (3.02m x 2.59m)

Wc

First Floor Landing

Bedroom One

12' 11" x 12' 9" (3.94m x 3.89m)

Bedroom Two

9' 6" x 7' 7" (2.90m x 2.31m)

Bathroom

Attic Third Bedroom

17' 11" x 12' 11" (5.46m x 3.94m)

Exterior

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.



view this property online williamhbrown.co.uk/Property/SHP110522



welcome to

Alexandra Road, Shipley

- Three bedroom mid terrace
- Spacious accommodation
- Ideal location - close to Shipley Town Centre
- Partial uPVC and a degree of SUDG & GCH
- Enclosed front & rear garden

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in excess of

£175,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110522



Property Ref:
SHP110522 - 0014

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk