

FOR SALE

£169,950 Leasehold



Flat 6, 1 Moorland Ridge, Butler Lane, Baildon, Shipley, West Yorkshire. BD17 6PG

- 2 Bedroom Apartment
- Gas Central Heating - Spacious Lounge with Balcony & Woodland Aspect
- Dining Kitchen - Large Bathroom
- Edge of Baildon Village - Close to Amenities
- Own Private Entrance with Large South Facing Balcony
- Off Road Parking & Communal Gardens



PROPERTY DESCRIPTION

Well presented apartment situated within a converted chapel, on the edge of Baildon village. Close to amenities including co-op supermarket, Post Office, Doctors surgery, chemist and various cafes and bars. One of eight apartments, there is lift access to all floors. The apartment has its own private entrance with large south facing balcony which provides ground floor access directly into the property. Pets are permitted within the development.

The property has gas central heating, excellent sound proofing in between flats and briefly comprises; hallway, living room with balcony and having a woodland aspect, dining kitchen, two double bedrooms and bathroom. Outside, there are communal gardens and off road parking.

Internal viewing is essential to appreciate. Council tax band D.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 7 mbps, Superfast 50 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Sky. Outdoor mobile coverage (excluding 5G) is also available from three of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



ROOM DESCRIPTIONS

Entrance Vestibule

Entrance door.

Hallway

Security entry phone system. Storage cupboard, laminate floor and radiator.

Lounge

Double glazed windows to the two elevations. Double doors onto balcony. Laminate floor and radiator.

Dining Kitchen

Range of oak shaker style base and wall units having a complementary work surface over. Electric oven and gas hob. Vokera gas boiler which is serviced annually. Stainless steel sink unit with mixer tap. Plumbing for washing machine and built in dishwasher. Laminate floor and radiator. Double glazed door and window to side leading to a large south facing balcony which provides ground floor access directly into the apartment..

Double Bedroom 1

Double glazed windows to two elevations. Radiator and laminate floor.

Double Bedroom 2

Double glazed window and radiator. Laminate floor and fitted hanging space.

Bathroom

3 piece suite in white comprising of claw footed bath having a hand held shower attachment, vanity sink unit and low level w.c. Step in shower cubicle. Tiled floor, extractor fan and double glazed window.

Outside

Communal gardens and parking.

Agent's Notes:

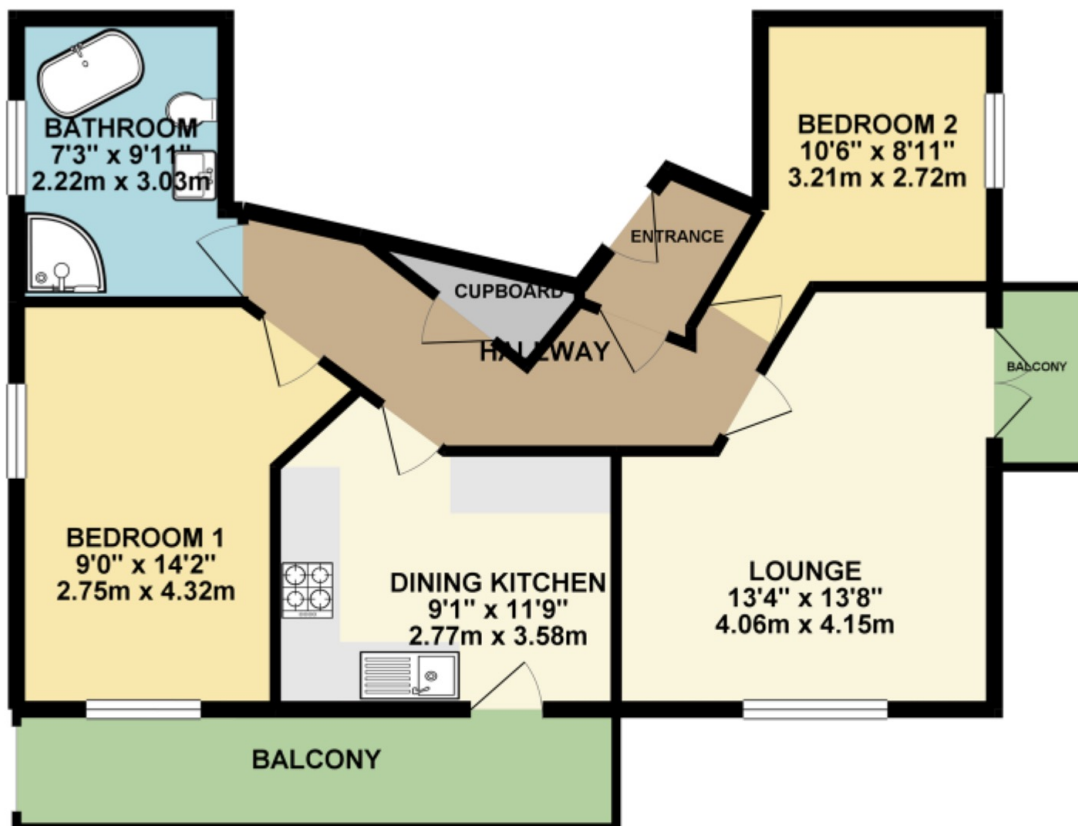
This property is leasehold and has the remainder of a 999 year lease which commenced 25 March 2000.

There is a maintenance charge of £156 a month, which includes buildings insurance, maintenance of lift and communal areas (Inside and out).



FLOORPLAN

GROUND FLOOR 678.19 sq. ft.
(63.01 sq. m.)



TOTAL FLOOR AREA : 678.19 sq. ft. (63.01 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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