



12 Petersgarth, Moorhead Lane, Shipley, West Yorkshire BD18 4JL

- Delightful two bedroom ground floor apartment
- Sits within well kept communal gardens - on site residents parking
- Highly popular and convenient development and locality close to both Saltaire and Shipley
- Offered with no onward chain and immediate vacant possession available
- Well maintained accommodation with gas central heating system and Upvc double glazing
- Suited to a first time buyer or person looking to downsize

£155,000 Leasehold



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DESCRIPTION

Nestled within the well-established Petersgarth development on Moorhead this charming 2 bedroom ground floor leasehold flat offers an ideal blend of comfort and convenience and is suited as a first time purchase or for someone wishing to downsize.

Located in an attractive residential position it also offer real convenience for the amenities in nearby Saltaire, which include, shops cafes, restaurant's, doctors surgery, dentists etc, along with excellent transport links by both rail and road.

The accommodation provides good sized accommodation, which comprises in brief:- a communal entrance, leading to private hallway with storage cupboards, living/dining room with glazed frontage over looking the gardens, kitchen, two double bedrooms both with built in wardrobes, bathroom and separate w.c.

Externally it benefits from meticulously maintained communal gardens which are a lovely place to sit and on-site residents parking provisions.

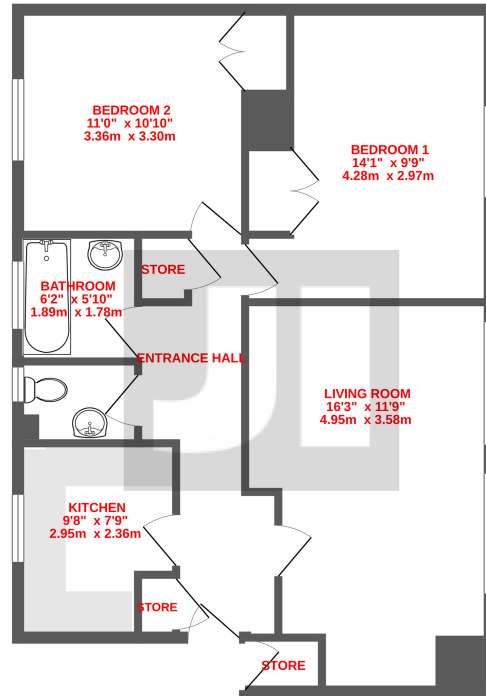
Offered with no onward chain. We would urge a early enquiry and viewing appointment.

This property is leasehold and further benefits from the remainder of a 125 lease that was extended in 2008. Official expiry date being 01/01/2133. We are informed that the monthly service charge is approximately £140 and a annual ground rent is charged at £45.





GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq.ft. (67.5 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 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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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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Opening Hours

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