

FOR SALE

£155,000 Leasehold



4 Chestnut Court, Shipley. BD18 4LN

- Ground Floor Flat - 2 Double Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Through Lounge/Diner - Kitchen - Shower Room
- Single Garage - Communal Gardens
- No Seller Chain - Well Regarded Area



PROPERTY DESCRIPTION

Two double bedroom ground floor flat situated in well regarded area off Moorhead Lane in Shipley. Ideally placed for amenities in Saltaire village including the Post Office and Co-op supermarket.

The property benefits from gas central heating and UPVC double glazing. Briefly comprises; entrance hall, through lounge/diner, kitchen and modern shower room. Outside, there are communal gardens and single garage.

Offered with no Seller chain, therefore a quick completion can be achieved if necessary. Council tax band C. Internal viewing is highly recommended.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 12mbps, Superfast 48 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT, Sky & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four 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 Hall

Double glazed entrance door. Built in cupboards (one having a radiator inside for airing clothes). Radiator.

Through Lounge/Diner

Double glazed windows to both front and rear. Two radiators, coved ceiling, television and telephone points. Wall light points. Electric living flame effect fire having a wooden surround and sat on a tiled hearth.

Kitchen

Double glazed window to the front. Range of cream base and wall units having a complementary work surface over. Gas cooker with extractor hood over. 1 1/2 bowl sink unit having a mixer tap. Plumbing for washing machine. Worcester gas boiler. Gas and water meters.

Double Bedroom 1

Double glazed window to the rear, radiator and telephone point. Built in wardrobes and drawers.

Double Bedroom 2

Double glazed window to the rear, radiator and television point. Built in wardrobe.

Shower Room

2 piece modern suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having a main shower over. Double glazed window and heated towel rail.

Outside

Garden

Communal gardens and parking.

Garage

Single garage having an up and over door.

Agent's Notes:

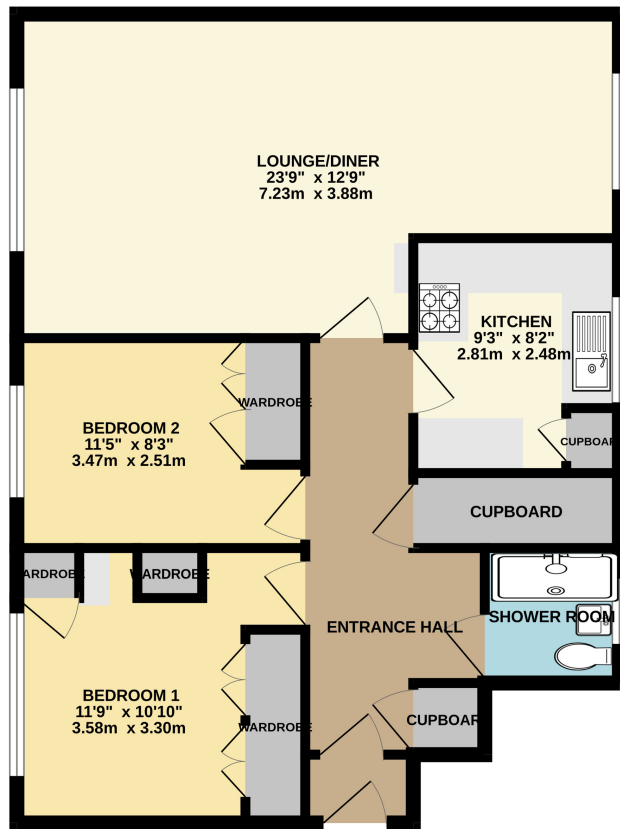
This property is leasehold and has a 999 year lease agreement from 01 July 1972. From 6th February 2025 to 30th June 2025 the maintenance charges are £725.00 for that period. This includes but not limited to:
Gardening & Tree Work
Buildings & Director Insurance
Upon completion, the new owner receives a share in the company that owns the freehold.



FLOORPLAN



GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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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