



**Boatmans Wharf  
View Croft Road  
ShIPLEY  
West Yorkshire  
BD17 7DT**

**Offers In Excess Of £67,000**

**bettermove**

# View Croft Road ShIPLEY

Bettermove are proud to present this 1 bedroom flat in Bradford available with no forward chain.

The property is vacant for immediate possession.

The property benefits from double glazing, electric heating throughout and has off street parking available via the allocated parking space.

The council tax band is A.

This is a leasehold property with 125 year lease from 2005; the ground rent is £200pa and the service charge is £87.84pcm.

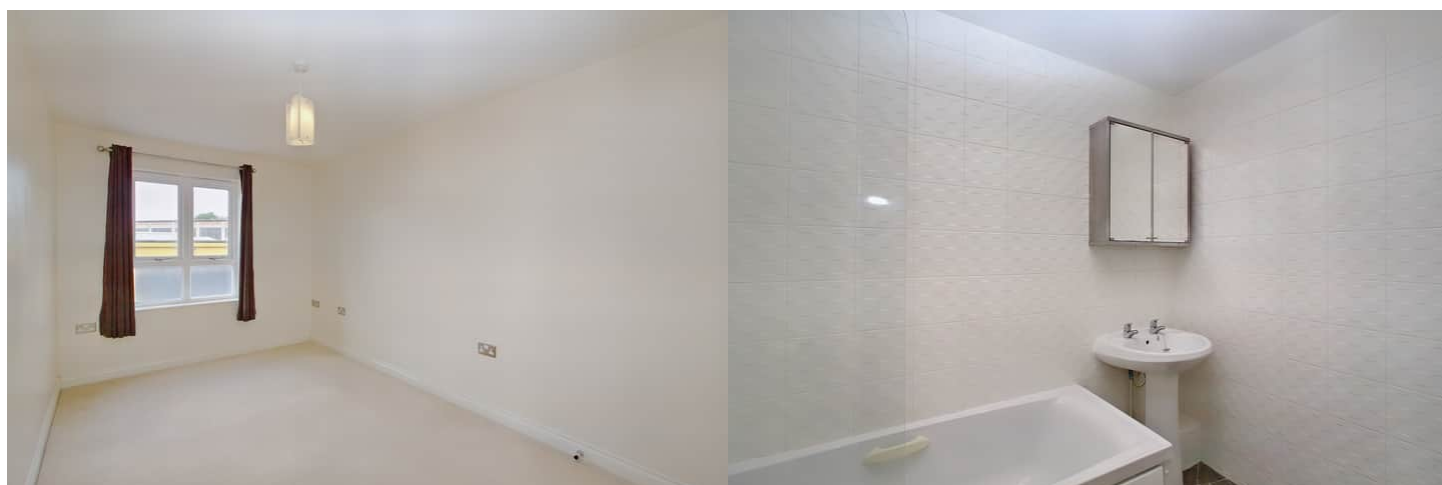
The interior of this beautifully presented property comprises a spacious living area, fitted kitchen, 1 bedroom and the family bathroom.

Located in the popular town of Shipley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M606, A658 and many local bus/train routes.

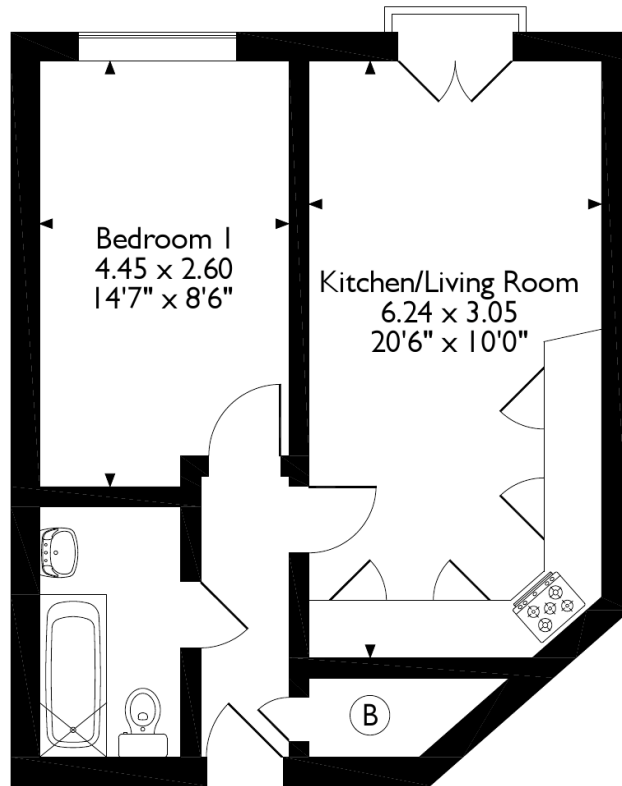
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



View Croft Road, Shipley, West Yorkshire  
 Approximate Gross Internal Area  
 41 Sq M/441 Sq Ft



**First Floor Flat**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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