



59 Wycliffe Gardens, Shipley BD18 3NJ

£89,950 - Leasehold

Property Summary

Located on the edge of Saltaire with main road and rail links close at hand is this very well presented, purpose built, all electric apartment. This TWO DOUBLE BEDROOM property, located on the SECOND FLOOR enjoys excellent views, FITTED KITCHEN, modern BATHROOM with SHOWER.

Features

- WELL PRESENTED , SECOND FLOOR LEASEHOLD APARTMENT
- TWO DOUBLE BEDROOM, FITTED KITCHEN
- EXCELLENT BATHROOM WITH SHOWER
- INTERNAL VIEWING RECOMMENDED, NEW DECOR THROUGHOUT
- COMMUNAL GARDENS, 88 YEARS ON LEASE
- FOR SALE:£89,950. Council Tax Band 'A' Bradford
- Current annual service charges £529.16, ground rent £10

Room Descriptions

Second Floor

Entrance Hall
with entry phone system, Night Stor heater and 3 store cupboards plus cupboard housing the water tank.

Lounge
5.19m x 3.43m (17' 0" x 11' 3") plus bay area with new laminate flooring, free standing electric fire.

Breakfast Kitchen
equipped with base and wall units, roll edged laminated worktops, inset steel sink, free standing cooker, plumbing for auto washer, also extractor fan, Night Stor heater and laminate floor.

Bedroom 1
3.56m x 3.04m (11' 8" x 10' 0") equipped with built in fitted hanging robes and Night Stor heater

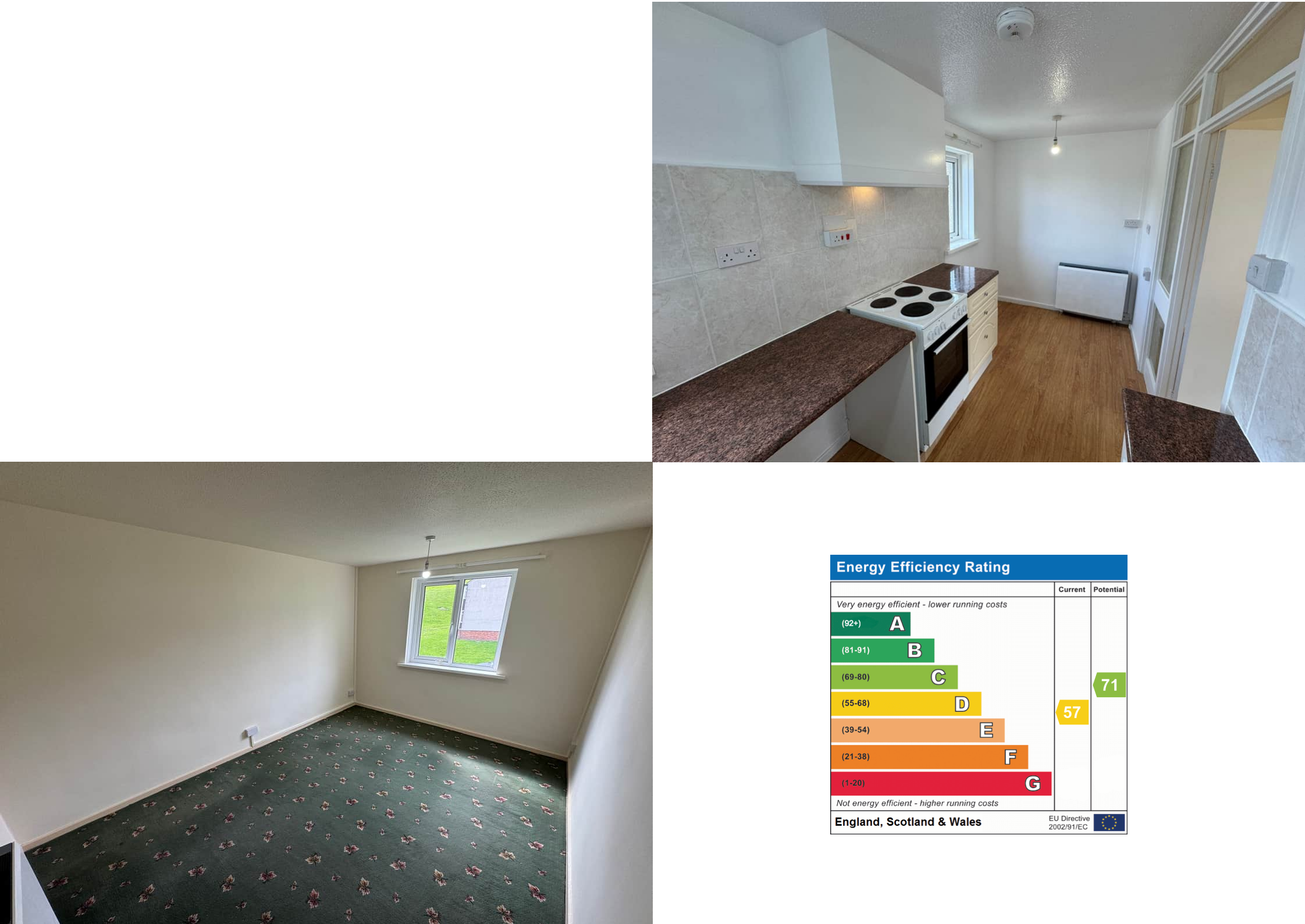
Bedroom 2
4.17m x 3.02m (13'8" x 9'10")with night stor heater

Bathroom
part tiled, equipped with white panelled bath, over bath shower, side screen, pedestal wash basin, also laminate floor.

Separate W.C.
equipped with white low level w.c., also laminate floor.

Outside

Gardens
of a communal lawned nature.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	