

FOR SALE

£165,000 Leasehold



Flat 3, 87 Kirkgate, Shipley, West Yorkshire. BD18 3LR

- 2 Bedroom 3rd Floor Apartment
- Gas Central Heating - UPVC Double Glazing
- Lounge/Diner - Kitchen
- Secure Allocated Parking - Close to Amenities in both Saltaire & Shipley
- No Seller Chain



PROPERTY DESCRIPTION

Well presented 3rd floor apartment situated in the well regarded Weavers Croft development off Kirkgate in Shipley. Ideally placed on both the edge of Shipley Town Centre and Saltaire village, making it the ideal location for easy access to amenities such as Supermarket, Post Office, hairdressers, vast array of cafes and bars. Leeds is only a 15 minute train journey away.

The property benefits from gas central heating and UPVC double glazing. Briefly comprises; entrance hall, spacious lounge/diner with balcony which has panoramic views over Saltaire and Shipley, kitchen, two bedrooms and bathroom. Outside, there is a secure electric gate giving access to the allocated and visitor parking.

Offered for sale with no Seller chain. Council tax band B. Internal viewing is essential to appreciate. Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 18 mbps, Superfast 80 mbps, Ultrafast 1000 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 Hall

Entrance door, radiator and security entry system. Access to boarded loft via pull down ladder. Useful storage cupboard.

Lounge/Diner

Double glazed double doors out onto the balcony having panoramic views over Saltaire and Baildon to the rear. Double glazed window to the rear. Television point, radiators and coved ceiling.

Kitchen

Range of high gloss base and wall units having a complementary work surface over. Plumbing for washing machine. Electric oven, induction hob and extractor hood over. Baxi boiler. Built in fridge. 1 1/2 bowl sink unit having a mixer tap over. Part tiled walls, radiator and double glazed window to the rear.

Bedroom 1

Double glazed window to the front and radiator.

Bedroom 2

Double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising of panelled bath, pedestal wash hand basin and low level w.c. Step in shower cubicle. Part tiled walls and radiator.

Outside

Gardens & Parking

Electric gated access through to the parking area. Allocated parking space number 7 and visitor Parking.

Agent's Notes:

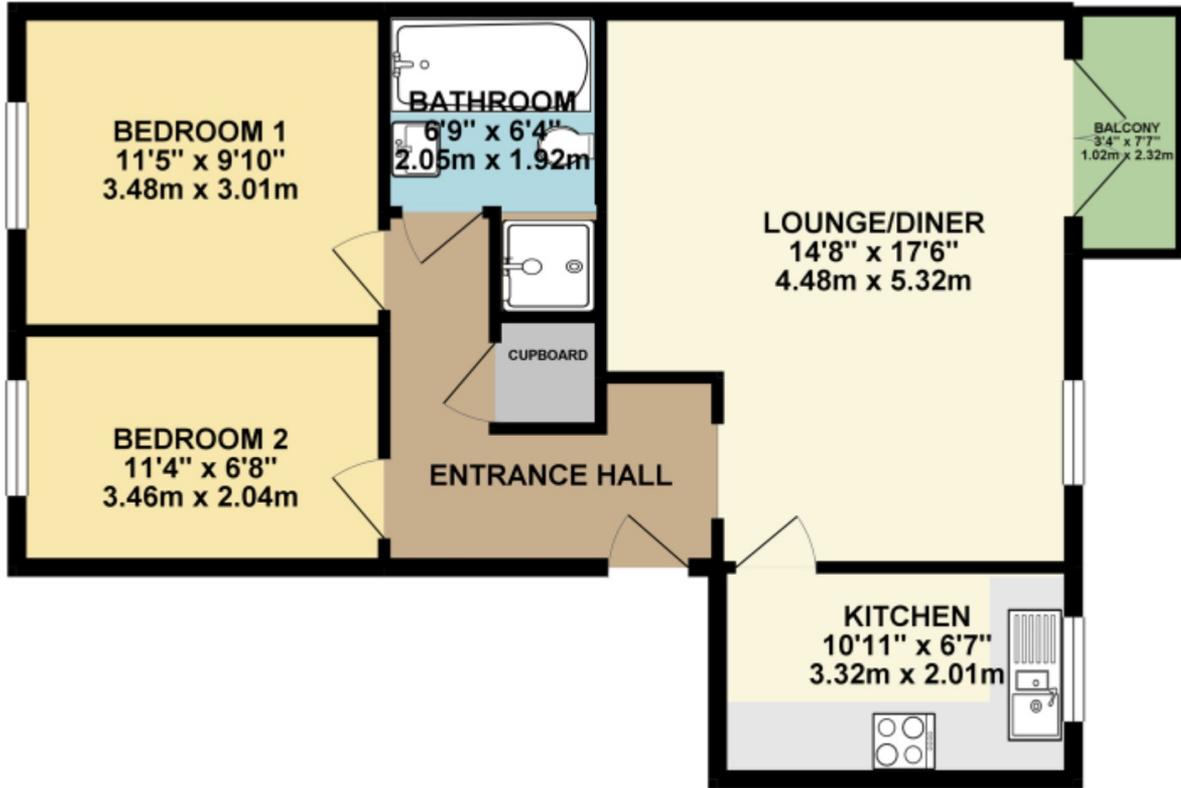
Please be aware that this property is leasehold. There is a 999 year lease from 1 January 2001. The ground rent charge is £50 per annum. The annual service charge from 1st April 2026 is £820 per annum.



FLOORPLAN



GROUND FLOOR 647.92 sq. ft.
(60.19 sq. m.)



TOTAL FLOOR AREA : 647.92 sq. ft. (60.19 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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