

FOR SALE

£69,950 Leasehold



# Flat 13 Beamsley House, Bradford Road, Shipley, Bradford, West Yorkshire. BD18 3BL

- Two Double Bedroom Duplex Apartment
- Close to Transport Links
- UPVC Double Glazing - Electric Heating
- Lounge - Kitchen/Diner
- Modern Shower Room
- Communal Gardens - Ample Resident's Parking





## PROPERTY DESCRIPTION

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Spacious duplex apartment situated in a convenient location close to transport links.

The well presented, light and airy accommodation benefits from UPVC double glazing and electric wall heaters. Briefly comprises; entrance hall, lounge and dining kitchen with stairs to two double bedrooms, modern shower room and separate w.c. Outside, there are communal gardens and off road parking.

Currently there is a tenant in situ paying £605 pcm, who would be happy to stay if the new buyer wished them to do so.

Council tax band A. Viewing highly recommended to appreciate the size of the accommodation on offer. Would suit a First Time Buyer or Investor.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 26 mbps, Superfast 69 mbps, Ultrafast 1000 mbps. Satellite & Cable TV Availability is through BT, Virgin & Sky. Outdoor mobile coverage (excluding 5G) is also available from three of the UK's 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

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### Entrance Hall

Double glazed entrance door, electric wall heater and security entry phone. Stairs to the first floor having an under stairs cupboard and a further large cloaks cupboard providing ample storage.

### Lounge

Double glazed windows to two elevations. Electric wall heater, television point, coved ceiling and wall mounted electric fire.

### Kitchen/Diner

Range of base and wall units having a complimentary work surface over. Single drainer sink unit with mixer tap. Bosch washing machine and tumble dryer included. Part tiled walls and tiled floor. Double glazed window.

### First Floor

#### Landing

Electric wall heater. Cupboard housing tank and further storage cupboard.

#### Bedroom 1

Double glazed window and telephone point.

#### Bedroom 2

Double glazed windows to two elevations and electric wall heater.

### Shower Room

Modern shower room having a large step in shower and vanity wash hand basin set within a white high gloss unit. Tiled floor and fully tiled walls. Electric towel rail.

### W.C

Low level w.c in white, tiled floor and double glazed window.

### Outside

#### Gardens

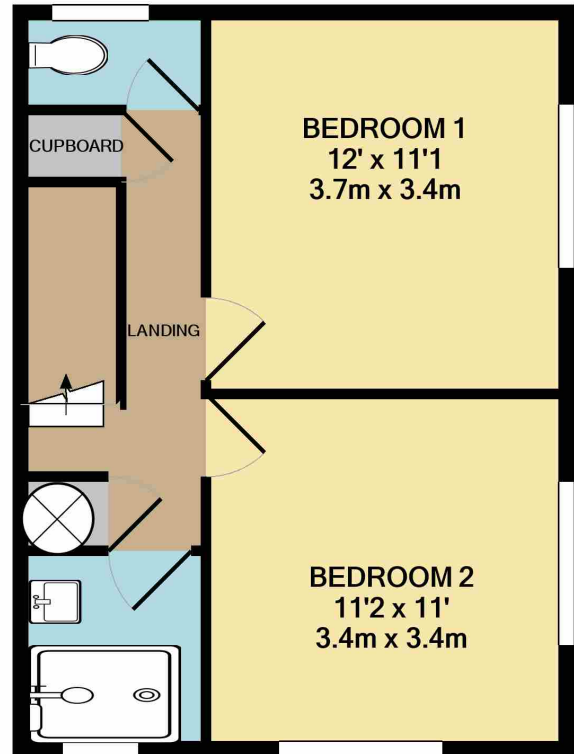
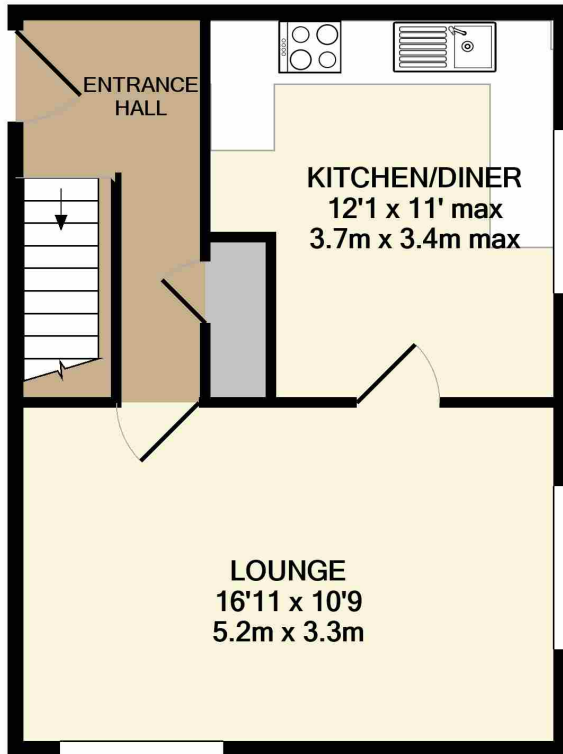
Communal gardens and parking.

#### Agent's Notes:

This property is leasehold. There is the remainder of a 999 year lease which commenced in 1991. The Seller has advised us that there is maintenance charge of approx. £150 a month which includes the water rates and a ground rent charge of £25 per annum.. This charge also includes buildings insurance, window cleaning, maintenance and lighting of communal areas.



# FLOORPLAN & EPC

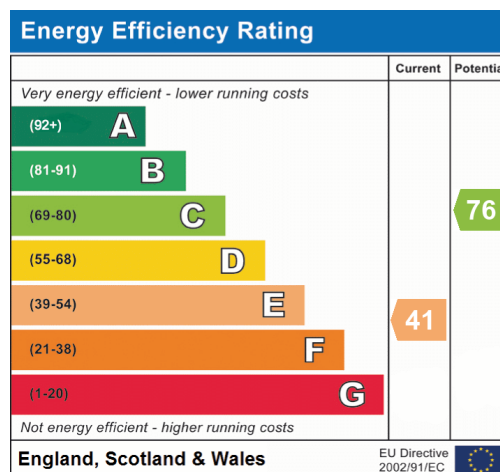


GROUND FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 385 SQ.FT.  
(35.8 SQ.M.)

**TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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