



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

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## Cliffe Gardens, Shipley, BD18

£80,000 Leasehold

One Bedroom Apartment

EPC Rating: Applied For





**Cliffe Gardens  
Shipley  
BD18**

**Key features:**

- One Bedroom Second Floor Apartment
- Set Within Grounds
- Off Road Parking
- Ample Storage
- Close to Northcliff Park
- Outside Storage
- Leasehold Years Remaining: 93 Years
- Service Charges Annual: £384



**Why you'll like it**

Second Floor apartment in the popular Cliffe gardens development situated close to Shipley town centre with shops, amenities and excellent transport links including Shipley train station.

The property benefits from well maintained communal gardens, outdoor secure storage and residents parking.

The property enjoys an open position with well maintained communal garden areas to three sides. Attractive well stocked border gardens at the front. Off road residential and visitor parking available in the popular Cliffe gardens development, walking distance to Northcliffe Park and close to Shipley centre with shops, amenities and transport links. Viewing is essential!

**COMMUNAL ENTRANCE**  
Security intercom system

**LOUNGE** 16' 0" x 10' 5" (4.9m x 3.2m) Spacious lounge with carpet flooring with access to the balcony

**BALCONY** Excellent place to relax with a lovely wooded outlook

**KITCHEN** 9' 0" x 6' 0" (2.75m x 1.85m) Fitted kitchen with ample wall and base units, pantry cupboard and airing cupboard. Window with a nice view over the gardens

**BEDROOM** 11' 1" x 12' 1" (3.4m x 3.7m) Large double bedroom with carpet flooring and window providing ample natural light

**BATHROOM** Family bathroom comprising; WC, hand wash basin and bath with frosted window

**TO THE OUTSIDE** The property enjoys an open position with well maintained communal garden areas. Off road residential and visitor parking available

