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**LINLEY &
SIMPSON**



WYCLIFFE GARDENS, SHIPLEY, BD18 3NJ

A two bedroom apartment situated in this established development in Wycliffe Gardens in Shipley. Close to local amenities and transport and rail links to Leeds and Bradford. EPC -E

Asking Price £89,950



www.linleyandsimpson.co.uk

Situated in this established development in Wycliffe Gardens in Shipley. Having uPVC double glazed windows and carpets throughout, briefly comprising; a bright, spacious lounge with dining area and storage space, spacious entrance hallway with 4 separate storage cupboards, kitchen, 2 bedrooms, bathroom and separate w.c.

Entrance Hall:

Wall mounted Creda electric heater. Walk-in cupboard with hanging space. x2 further cupboards with shelving and hanging space. Fourth cupboard with water tank and further storage space.

Kitchen: 15'10" x 6'1"

With two uPVC double glazed windows. Range of Beech style floor and wall units with black mottled worktop. Stainless steel 1 1/2 bowl single drainer sink with chrome taps. Cream tile effect vinyl flooring. Wall mounted Creda electric heater. Black tiles to splash back areas. Wall mounted Maxistore thermostat. Space for fridge/freezer, space and plumbing for washing machine.

Lounge: 20'2" x 11'3"

uPVC double glazed bay window. Ornate wood fire place with marble effect hearth and back and coal effect electric fire. Wall mounted Creda electric heater. Feature wall. Wall mounted entry phone. TV and aerial points.

Bedroom 1: 13'8" x 9'11"

uPVC double glazed window. Wall mounted Creda electric heater. Fitted carpet.

Bedroom 2: 11'8" x 9'11"

uPVC double glazed window. Wall mounted Creda electric heater. Fitted wardrobe with shelving and hanging space.

Bathroom:

Tiled from floor to ceiling in white marble effect tiles and pretty blue mosaic border tiles. uPVC double glazed frosted glass window. White bath with wall mounted Gainsborough electric shower. White w.c. and hand basin. Cream tile effect vinyl floor.

Separate W.C.

uPVC double glazed frosted glass window. Low flush w.c. Tiled from floor to ceiling in white marble effect tiles and pretty blue mosaic border tiles. Cream tile effect vinyl floor.

OUTSIDE

Communal gardens to front and rear with outside store to rear.

Energy Efficiency Rating E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	49	57	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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