





Apartment 55, Kassapians, Albert Street, Baildon, Shipley, BD17 6AY

Modern apartment currently providing TWO DOUBLE BEDROOM (master en-suite) ACCOMMODATION. We feel this fine example will appeal to a variety of buyers and must be viewed internally to fully appreciate. Forming part of this ever popular and super convenient location offering access to SHIPLEY, BAILDON and beyond.

Contact Robert Watts to arrange YOUR VIEWING today.

£140,000

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COUNCIL TAX Bradford

Band B

TENURE Leasehold - We are advised that the apartment is held on a leasehold agreement. The length of lease was 125 years from the 1st March 2006. Details of the service charge, ground rent and building insurance have been requested.

COMMUNAL ENTRANCE Secure video / intercom entry system - stairs and lifts lead up

HALLWAY Good size hallway, closet housing hot water cylinder

OPEN PLAN LIVING ROOM / KITCHEN 21' x 15'3" (6.4m x 4.65m)

Patio doors to balcony

KITCHEN AREA Modern wall and base units, work tops, built in oven, hob and extractor - integrated fridge freezer and washing machine

BEDROOM 1 14'5" x 11'2" (4.4m x 3.4m)

Patio doors to balcony

EN-SUITE SHOWER ROOM Shower cubicle, WC and wash basin

BEDROOM 2 15'9" x 9'7" (4.8m x 2.92m)

Good size second bedroom

BATHROOM Three piece white suite, part tiled walls

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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