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SIMPSON



KIRKGATE, SHIPLEY, BD18 3EL

ATTENTION - INVESTMENT OPPORTUNITY - POTENTIAL 10.4% GROSS YIELD. A unique opportunity has arisen to purchase this substantial 6 bedroomed three bathroom HMO Situated close to Shipley Town Centre.

Asking Price £225,000



www.linleyandsimpson.co.uk

A unique opportunity has arisen to purchase this substantial 6 bedroomed three bathroom stone terrace. Conveniently situated close to Shipley Town Centre, providing fantastic sized accommodation and maintaining many original character features.

The property comprises in brief of entrance hallway, reception room, dining kitchen, further kitchen to rear extension, shower room, access to basement. To the first floor are three bedrooms and a further house bathroom. To the second floor are two further bedrooms both of which are large doubles and another bathroom. There is a garden to the front of the property and a yard area and parking to the rear. This property is currently a HMO however, could be easily adapted back to a residential dwelling.

GROUND FLOOR

ENTRANCE HALL

Large entrance door with stained glass feature, spindle banister staircase leading to first floor and wood panelling.

SHOWER ROOM

Walk in shower, low level WC, pedestal hand wash basin, part tiled walls and radiator.

LOUNGE/BEDROOM ONE 10'2" x 18'3" (3.10 x 5.56)

Currently used as a bedroom with large double glazed bay window to front, marble effect fireplace, fitted wardrobe, vanity unit with hand wash basin, coving to ceiling and radiator.

KITCHEN/DINER 19'1" x 14'2" (5.82 x 4.32)

Fitted base units with work surfaces over, single drainer sink, built in electric oven and electric hob, space for washing machine or dishwasher, exposed stonework to chimney breast, two radiators and two double glazed windows to rear.

KITCHEN TWO 6'9" x 14'3" (2.06 x 4.35)

Fitted wall and base units with work surfaces over, electric oven and hob with extractor hood over, space for washing machine and tumble dryer, under counter fridge, two skylight windows, double glazed windows to side and radiator.

FIRST FLOOR

LANDING

Split level landing with doors leading to first floor rooms and under stairs storage cupboard.

BEDROOM TWO 7'9" x 11'4" (2.36 x 3.46)

Single room with double glazed window to front, built in day bed, television point and radiator.

BEDROOM THREE 12'11" x 14'2" (3.94 x 4.32)

Double room with double glazed window to rear, built in double wardrobe, television point, radiator and vanity unit with sink.

BEDROOM FOUR 11'1" x 15'2" (3.38 x 4.63)

Double room with glazed window to front, built in double wardrobe, feature fireplace, television point, radiator and vanity unit with sink.

BATHROOM

White three piece suite comprising panelled bath with shower over, low level WC, pedestal hand wash basin, fully tiled walls, double glazed window to rear and radiator.

SECOND FLOOR

LANDING

Doors leading to second floor rooms, spindle feature balustrade and skylight.

BEDROOM FIVE 19'1" x 13'8" (5.82 x 4.18)

Velux style windows to rear, small dormer window, fitted wardrobes, feature fireplace, radiator and vanity unit with sink.

BEDROOM SIX 17'7" x 14'8" (5.36 x 4.48)

Large dormer window to front, fitted wardrobes, vanity unit and sink.

BATHROOM

White three piece suite comprising panelled bath with shower over, low level WC, pedestal hand wash basin, extractor fan and radiator.

OUTSIDE

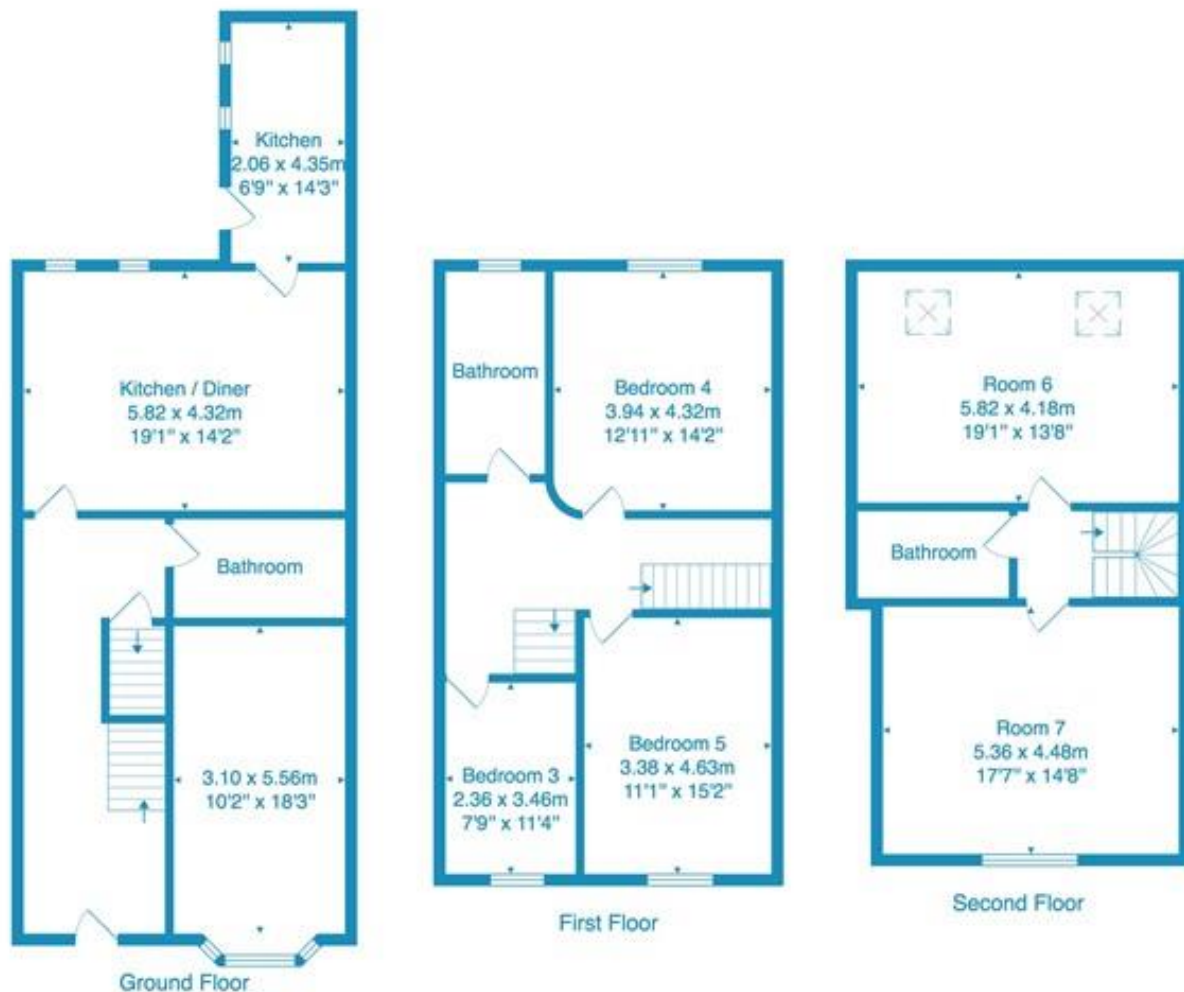
FRONT GARDEN

Laid mainly to lawn with planted borders.

REAR YARD

Paved area with patio, parking to rear and fenced.





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