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**LINLEY &
SIMPSON**



SHIPLEY FIELDS ROAD, SHIPLEY, BD18 2DL

An excellent opportunity has arisen to purchase an ideal INVESTMENT opportunity in Shipley. Arranged over 3 floors, the property has been converted a number of years ago to form three separate one bedroom flats which could in our opinion generate upto £300 PCM per flat.

Guide Price £90,000



www.linleyandsimpson.co.uk

This is an ideal BUY TO LET investment property. Situated in a popular area of Shipley and well placed for access to Frizinghall train station, the property is found to be a substantial terraced property that was converted a number of years ago into three separate one bedroom flats, that has a communal heating system, fire detection system and UPVC double glazed windows. The ground floor flat comprises of a living room, small kitchen, bedroom and shower-room, the first floor flat comprises of a living room, kitchen, and bedroom with en-suite shower room and the top floor flat includes a living room, bedroom with en-suite shower room and kitchen. External access can be gained from the rear to a useful communal basement level that houses the properties gas central heating boiler and has washing machine facilities.

COMMUNAL ENTRANCE HALL

Timber entrance door, stairs to first floor and door to:

FLAT 1 - EPC RATING D

LIVING ROOM 12'9" x 12'4" (3.89m x 3.76m)

uPVC double glazed window to front aspect, decorative ceiling coving, radiator and door to:

KITCHEN 10'2" x 4'6" (3.10m x 1.37m)

Fitted base units with stainless steel sink, adjacent worktop, automatic extractor and door to:

REAR ENTRANCE LOBBY

Half glazed door leading to rear yard, doors to:

BEDROOM 14'7" x 8'2" (4.44m x 2.49m)

uPVC double glazed window to rear aspect, fitted wardrobe to alcove, radiator.

SHOWER ROOM

uPVC double glazed window to rear aspect, three piece suite including step in shower cubicle, low level wc, wall mounted hand wash basin and central heating radiator.

FIRST FLOOR LANDING

uPVC double glazed window to rear aspect, door concealing access to flat 3 and door to:

FLAT 2 - EPC RATING C

LIVING ROOM 14'6" x 10'7" (4.42m x 3.23m)

uPVC double glazed window to rear aspect, central heating radiator and door to:

KITCHEN 6'6" x 5'1" (1.98m x 1.65m)

Fitted base and wall units with stainless steel sink and automatic extractor.

BEDROOM 12'1" x 10'8" maximum (3.68m x 3.25m)

uPVC double glazed window to front, central heating radiator and door to:

EN-SUITE

uPVC double glazed window to front aspect, three piece suite comprising step in shower cubicle, pedestal hand wash basin and low level WC - all finished in white with tiled splashbacks and central heating radiator.

FLAT 3 - EPC RATING D

Spacious landing/hallway area with built in storage cupboard and doors to:

LIVING ROOM 16'5" x 12'4" (7.31m x 5.00m)

Window to front aspect and central heating radiator.

KITCHEN 5'3" x 5'3" (1.60m x 1.60m)

Velux window to rear aspect, fitted base and wall units with worktop incorporating an inset stainless steel sink.

BEDROOM 10'7" x 8'5" (3.23m x 2.57m)

Velux window, central heating radiator and door to:

EN-SUITE SHOWER ROOM

Velux window to rear aspect, three piece suite including step in shower cubicle, wall mounted hand wash basin and low level wc - all of which are finished in white with tiled splashbacks.

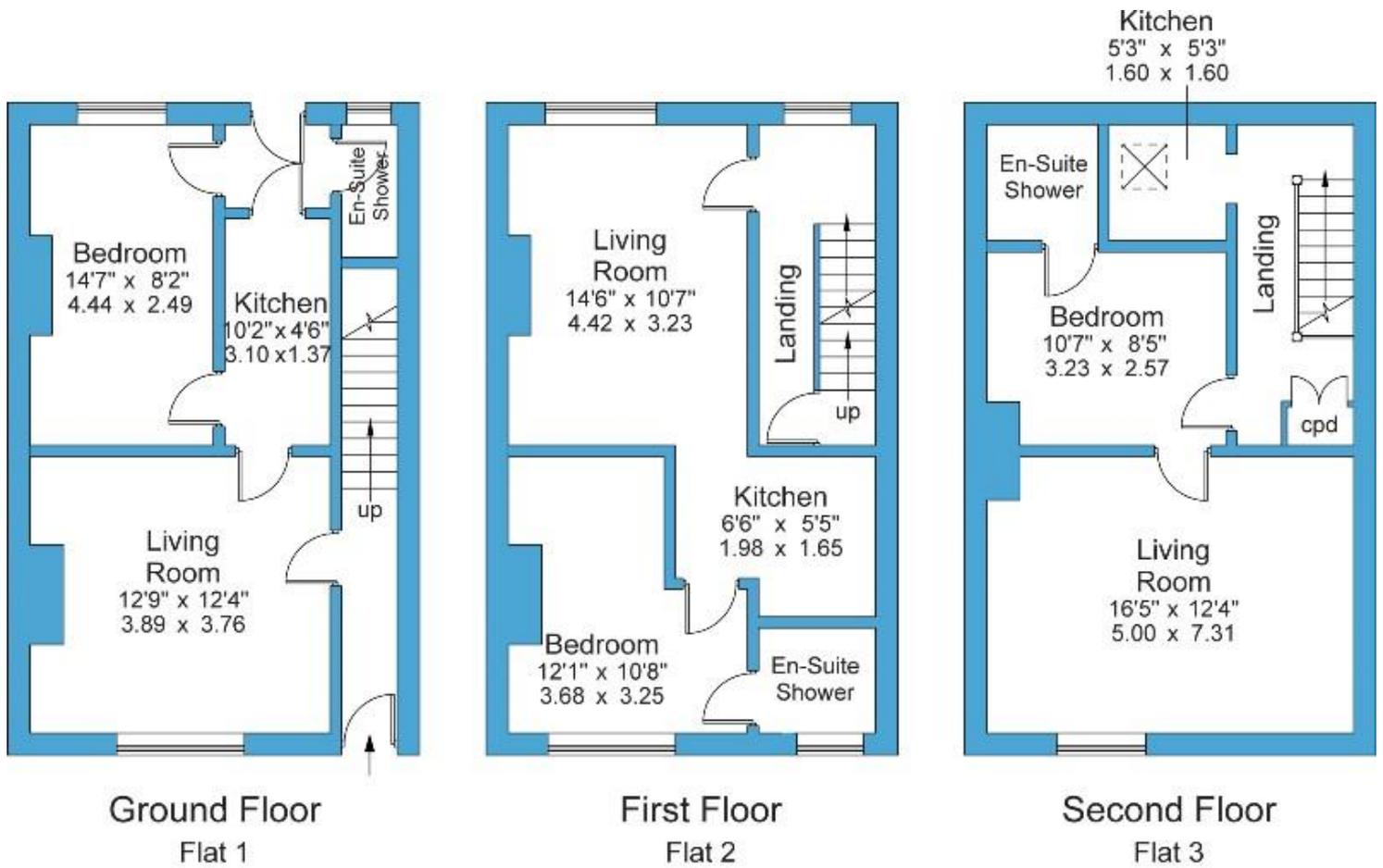
BASEMENT/CELLAR

Communal basement with plumbing provisions for a automatic washing machine and housing the property's gas combination boiler.

OUTSIDE

Gardens front and rear for use of the residents with the rear providing off road parking.





Approx Gross Floor Area = 1361 Sq. Feet
 = 126.16 Sq. Metres

For illustrative purposes only. Not to scale.

Additional Information

AGENTS NOTE: P3176J2121-B9FBA37E 231115

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