



Jim Laker Place,  
ShIPLEY, BD18 4SR  
Offers Over £135,000

2 Bedroom Flat  
EPC Rating: C

LINLEY &  
SIMPSON

**\*\*\*Price Reflects 75% of the open market value\*\*\*** Linley and Simpson are pleased to offer to the market this superb example of a two bedroom apartment that occupies an enviable position on the first floor of this purpose built block for assisted living for the over 55's.

ShIPLEY is a fantastic area, being very close to the popular village (and world heritage site) Saltaire, and all of the amenities which are located within. There is easy access to Gordon Terrace where an array of cafe's, bars and restaurants can be found. Ready access to the Aire Valley trunk road means that the Yorkshire Dales National Park, the stunning Pennine countryside around Haworth, and beautiful Wharfedale are all within comfortable driving distance. There are also fantastic train links into Leeds, Bradford and the surrounding towns via Shipley Train Station and Saltaire Train Station.

## **Accommodation**

### **Communal Entrance**

With intercom entry system, the communal hallways are well maintained as part of the service charge.

### **Private Entrance Hall**

The internal hallway in this first floor apartment provides access to all of the rooms in the apartment, there is a large storage/ cloakroom accessed off the entrance hall too.

### **Living/ Dining Room**

The living/ dining room is a nice sized room with sliding doors leading to the terrace/ balcony providing fantastic views over Shipley and impressive natural light in this large reception room. Like the rest of the house the living/ dining room is heated via gas central heating.

### **Kitchen**

The kitchen is fitted with a mixture of wall and base units with work surfaces over, 1.5 bowl sink unit, tiled splashbacks, integrated electric oven with gas hob and extractor over. There is a space for washing machine and space for dishwasher and double glazed window to front elevation also.

### **Master Bedroom**

The master bedroom is a good size with a double glazed window and central heating radiator.

### **Bedroom Two**

A good sized single bedroom again with a double glazed window and central heating radiator.

### **Bathroom**

Fitted with a white three-piece suite comprising a shower cubicle, pedestal wash hand basin and low level WC and extractor fan.

### **Outside**

There are established communal gardens laid largely to lawn with established trees. Resident only parking.

**Agents Notes** - We are advised that this property is leasehold and it is also being sold as part of 'Anchor Hanover's shared equity scheme so the purchase price advertised is for 75% of the total value, with 25% being retained by Anchor Hanover. We have been advised that the current services charges are at approx £166pcm with building insurance included.

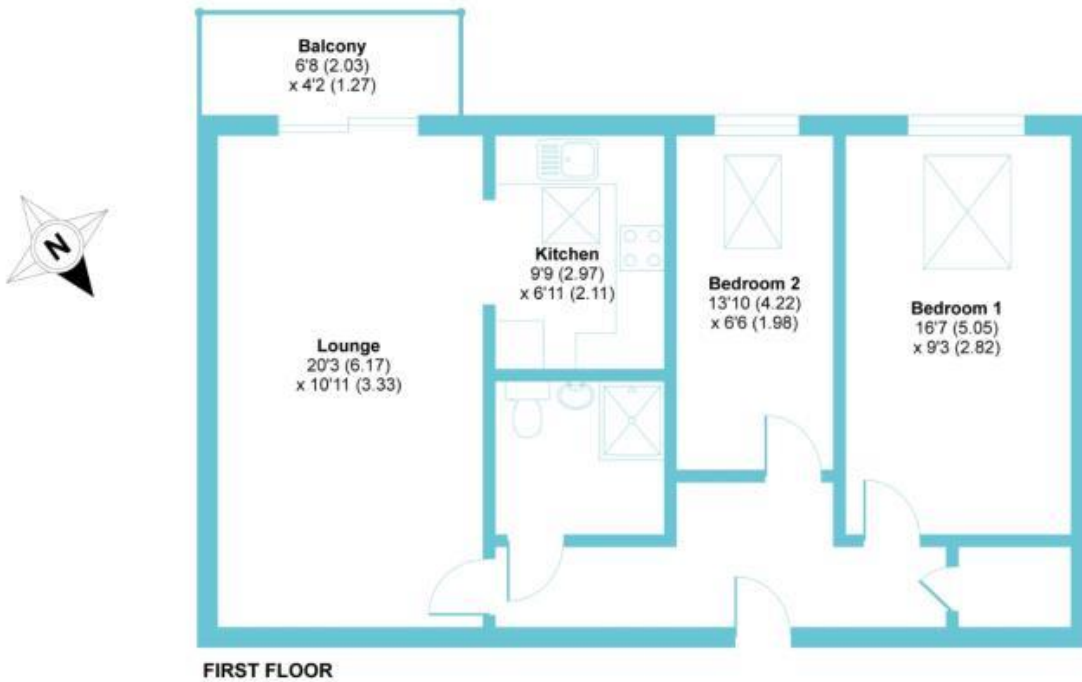




# Jim Laker Place, Shipley, BD18

Approximate Area = 718 sq ft / 66.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Linley & Simpson. REF: 790704

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

#### AGENTS NOTES:

##### Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.