



£145,000

NO CHAIN *TWO BEDROOMS* *INVESTORS* *FIRST TIME BUYERS* *CLOSE TO RAILWAY STATION, TOWN CENTRE & SALTAIRE VILLAGE* *PARKING*
GARDEN

Nestled in the charming cul-de-sac of Platt Court, Shipley, this modern two-bedroom town house presents an excellent opportunity for both investors and first-time buyers. Landlords can expect a return of around £800-£850pcm. The property is conveniently located, providing easy access to a variety of local amenities, including shops, schools, and recreational facilities, making it an ideal choice for families and professionals alike. The accommodation boasts a gas-fired central heating system, ensuring warmth and comfort throughout the year. Additionally, the property features UPVC windows, which not only enhance energy efficiency but also contribute to a modern aesthetic. Shipley Railway Station and the bustling Town Centre are just a short drive or a steady walk away, offering excellent transport links for those commuting or seeking to explore the wider area. With no chain involved, this property is ready for immediate occupancy, allowing you to settle in without delay. This delightful town house is a perfect blend of modern living and convenience, making it a must-see for anyone looking to make Shipley their home. Don't miss out on this fantastic opportunity to secure a property in such a sought-after location.

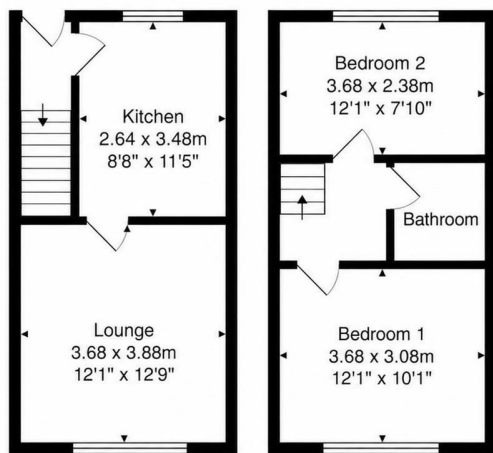
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

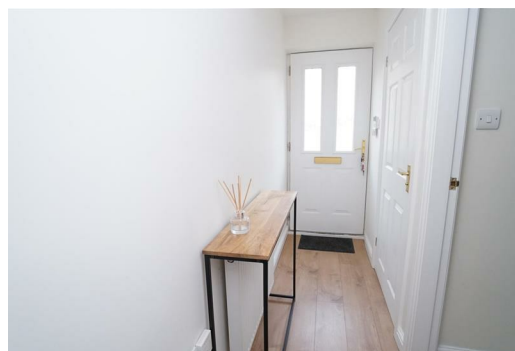
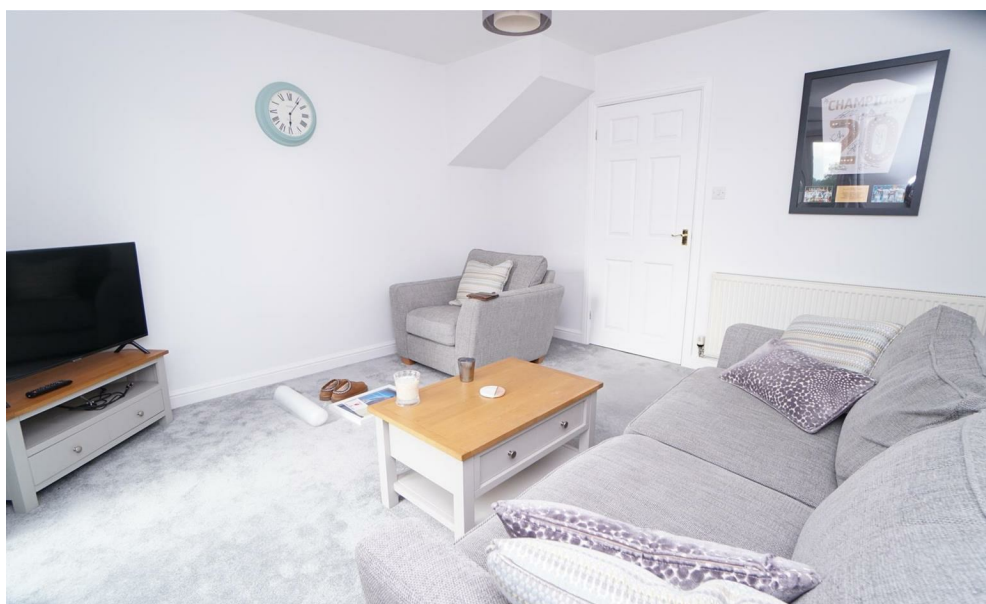


Ground Floor

First Floor

Total Area: 55.2 m² ... 594 ft²

All measurements are approximate and for display purposes only.



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C		76	(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284

104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414

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