

# For Sale

# LANDWOOD GROUP



35 Alexandra Road, Shipley, West Yorkshire BD18 3ER

## Three Bedroom Mid Terrace Shipley

- Well located in Shipley Town Centre
- Close to local amenities
- Set over 4 stories
- Generating an annual income of £7,500

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### Contact:

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### Viewings:

**Strictly by Appointment**

Landwood Group, South Central  
11 Peter Street  
Manchester M2 5QR

**Date Particulars — September 2019**



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## Location

The property is located in Shipley Town Centre, conveniently positioned within close proximity to a variety of local amenities including supermarkets, leisure facilities, parks and schools.

Shipley Train Station is less than half a mile away, providing rail links to Leeds, Skipton & Bradford as well as the A560 and regular bus routes in close proximity. Leeds Bradford Airport is approximately 8 miles away.

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## Description

The property is a brick built, mid terrace dating back to the turn of the century, incorporating uPVC windows set beneath a pitched slate roof. The accommodation is over the basement, ground floor, first floor and second floor.

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## Accommodation

Internally, the house comprises kitchen/diner at basement level, two reception rooms to the ground floor, two double bedrooms and a bathroom on the first floor and a further bedroom on the second floor. The finish is a mix of carpeted and linoleum covered flooring with plastered and painted walls.

There is a yard to both the front and rear of the property.

The property extends to 142.5 sq m.

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## Tenure Information

The premises are held freehold under title number WYK166519.

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## Tenancies

The property is occupied by way of 12 month AST which commenced in September 2018 at a rent of £625 pcm / £7,500 per annum.

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## Legal

Each Party will be responsible for their own legal costs.

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## Price

Offers in the region of £135,000.

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## EPC

EPC rating F

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## Council Tax

Council Tax Band B.

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## Viewings

By appointment only.

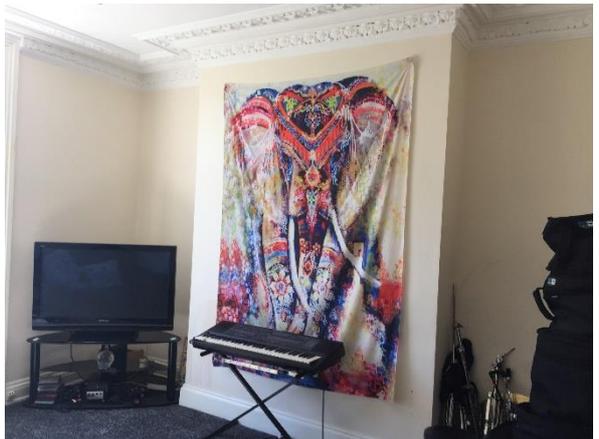
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## Important Notice

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# Photographic Schedule

**LANDWOOD**  
GROUP



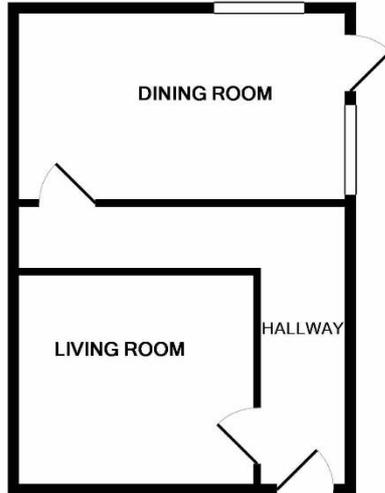
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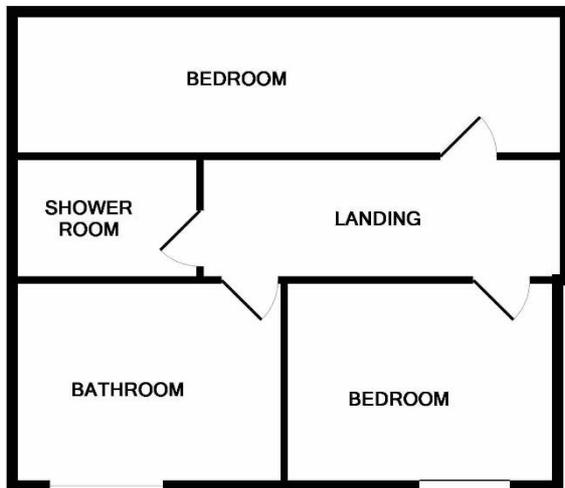
BASEMENT LEVEL



GROUND FLOOR



2ND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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