

HUNTERS®

HERE TO GET *you* THERE



Cambridge House

Beck View Way, Shipley, BD18 2FF

Price £117,500



Council Tax: A

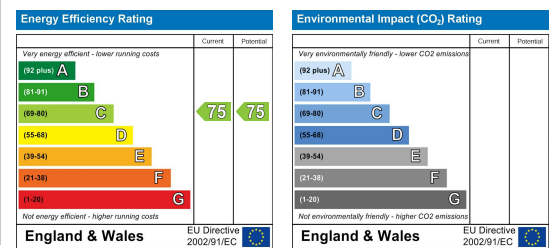
Floor Plan



Area Map



Energy Efficiency Graph



Viewing Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

- Investment Opportunity
- One Bedroom Apartment
- Superbly Presented
- Will Appeal to FTB's
- Comes Furnished
- Viewing Advised



An excellent opportunity to purchase this beautifully presented one-bedroom apartment, situated on a popular and well-maintained development in Shipley.

The property is offered fully furnished, providing a true turnkey investment or a ready-to-move-in home for first-time buyers.

The accommodation briefly comprises: entrance hallway, spacious open-plan living kitchen with fitted appliances, well-proportioned double bedroom, and a modern house bathroom.

For investors, the property is expected to achieve around £725 per calendar month, offering a net yield in the region of 6.5% after service charge and ground rent – an attractive proposition for buy-to-let landlords seeking a strong return.

The location is perfect for commuters, being just a short distance from Shipley Train Station, providing easy access to Leeds and the wider rail network.

Properties of this standard and location are always in high demand – early viewing is highly recommended.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

MATERIAL INFORMATION

Tenure: Leasehold
Lease Years Remaining: 993 Year
Service Charge and Ground Rent: £840 per annum