



Davies Properties



8 Peploe House 6 Nab Lane

ShIPLEY, BD18 4EH

£110,000



Situated in the desirable and well-regarded area of Nab Wood, Shipley, is this delightful one bedroom first-floor apartment, offering low-maintenance accommodation which would suit a variety of buyers, including first-time buyers, downsizers, or buy-to-let investors.

Having been rented out for a number of years, the property may be of particular interest to landlords looking for an investment opportunity in a sought-after residential location.

The accommodation comprises an open-plan living room and kitchen, creating a practical and sociable living space, together with one bedroom and a bathroom. The property also benefits from uPVC double glazing and electric radiators, helping to provide a manageable and easy-to-maintain home.

Located in Nab Wood, the apartment is well placed for access to Shipley and the surrounding areas, with local amenities, transport links and green spaces within reach.

Overall, Peploe House presents an excellent opportunity to purchase a one bedroom first-floor apartment in a desirable location, and early viewing is recommended to fully appreciate what this home has to offer.

Entrance Hall

Benefitting from an electric radiator, built-in storage cupboard, and airing cupboard with hot water cylinder.

Living Room 17'8" x 13'4" (5.38 x 4.06)

Enjoying natural light from two uPVC double glazed windows, this open-plan living area includes two electric radiators, recessed ceiling spotlights, and access through to the kitchen space.

Kitchen 8'7" x 7'4" (2.62 x 2.24)

A modern fitted kitchen offering a range of wall and base units with work surfaces over, incorporating a circular stainless steel sink and drainer, electric oven, hob and extractor hood. Integrated appliances include a slimline dishwasher, combined washer/dryer, fridge and freezer, with recessed ceiling spotlights and a uPVC double glazed window completing the space.

Bedroom 10'3" x 8'8" (3.12 x 2.64)

Benefitting from a uPVC double glazed window, electric radiator, and built-in wardrobe providing hanging space.

Bathroom 8'4" x 4'3" (2.54 x 1.3)

A modern shower room comprising a double shower cubicle, built-in wash hand basin and W/C, chrome heated towel rail, and recessed ceiling spotlights.

EXTERIOR

The property benefits from an allocated parking space, together with access to communal gardens, which are maintained by a contracted gardener.

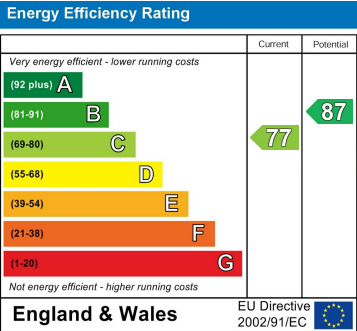
ADDITIONAL INFORMATION

- ~ Tenure: Leasehold
- ~ Lease Term: 999 years with 950 years remaining
- ~ Ground Rent: £229.11 annually
- ~ Service Charge: £357.85 paid quarterly
- ~ Council Tax Band: A
- ~ Parking: One allocated parking space
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.

Area Map



Energy Efficiency Graph



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