





BINGLEY ROAD, SHIPLEY, BD18 4RJ £125,000

2 Bedroom Flat EPC Rating: E LINLEY & SIMPSON

Available CHAIN FREE is this beautiful first floor apartment. Set within a converted Victorian house, and still retaining some character features, this lovely apartment has been FULLY MODERNISED. Benefits include a modern bathroom and kitchen as well as having its own entrance and a great location.

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. The area is ideal for a range of buyers including first time buyers and young families who will be attracted to the aesthetic beauty of the town and also the proximity to many sought-after local schools and academies. 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.

## **GROUND FLOOR**

#### **PRIVATE ENTRANCE**

Rare for an apartment, this property has its own external entry which is located on the ground floor.

### **FIRST FLOOR**

#### **LANDING**

The landing on the first floor provides an extra barrier for the apartment from the outside elements, this is a lovely welcoming hallway allowing access to all of the apartment's views and is illuminated by a fantastic stained glass window encapsulated in double glazing to preserve it by the current owners.

## LIVING ROOM 14'0" X 15'10" (4.27 X 4.82)

The living room on the first floor is a large fantastic space which is a blank canvass to be used however the lucky new buyer wishes. There is a tasteful electric fireplace and very high ceilings, all illuminated by a large front facing window.

### KITCHEN 14'0" X 10'2" (4.27 X 3.09)

Fitted with a modern range 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. Space for washing machine or dishwasher and double glazed window to rear elevation.

# BEDROOM ONE 11'10" X 13'1" (3.60 X 3.99)

Window to rear elevation, central heating radiator. The master bedroom has a fantastic large set of built in wardrobes and still leaves ample space in the rest of the room for a lot of bedroom furniture.

## BEDROOM TWO 10'7" X 12'10" (3.22 X 3.92)

Window to front elevation, central heating radiator. The second bedroom also has built in wardrobes and is a well-proportioned double bedroom.

### **BATHROOM**

Fitted with a white three-piece suite comprising bath with overhead shower unit, pedestal wash hand basin and WC, part tiled walls and extractor fan.

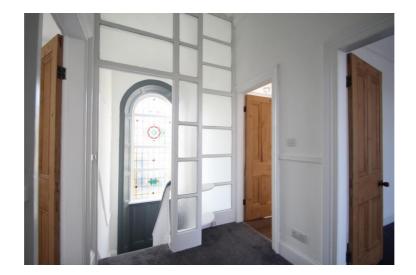
AGENTS NOTES - We are advised that the property is leasehold and that there is a 'peppercorn rent' paid to a committee comprising solely of the owner of this property and the owner of the apartment below. We are advised that the lease is over 900 years and do advise seeking legal representation to confirm accurately the leasehold terms and conditions.









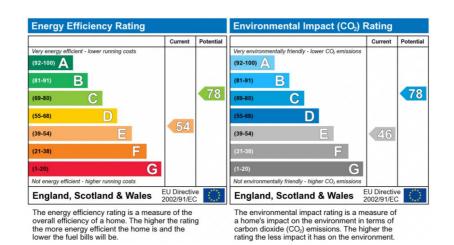




Total Area: 86.3 m2 ... 929 ft2

All measurements are approximate and for display purposes only.

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