



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.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-30) 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		
		78		78	
	54			46	
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.