





BOATMANS WHARF, VIEW CROFT ROAD, SHIPLEY, BD17 7DT £105,000 2 Bedroom Flat

2 Bedroom Flat EPC Rating: C

LINLEY & SIMPSON

INVESTMENT ALERT! Available for sale is this second floor two-bedroom apartment with a tenant in situe. Overlooking the Leeds Liverpool canal, this apartment is close to local amenities and Shipley Station. The apartment comes with secure underground parking and intercom access. Having been beautifully maintained, early viewings are highly recommended to avoid disappointment.

The town of Shipley offers many amenities such as shops, restaurants, pubs and train station, which are all within walking distance of this apartment. This two-bedroom home is ideal accommodation for an array of viewers, such as first time buyers, couples and investors alike. The apartment gives a real homely feeling throughout, with two bathrooms and complete with a Juliette balcony enjoying the views of the River, perfect when entertaining family and friends. For a busier evening scene, all local towns and cities are accessible by the train station which is just a short walk away (less than half a mile).

ACCOMMODATION

GROUND FLOOR ENTRANCE

The main entrance into these apartment offers a lift to all floors, stairway and intercom access. There is secure underground parking, offering an allocated space for the apartment and additional visitor parking.

ENTRANCE

The hallway in this apartment is of a generous size, complete with airing cupboard.

KITCHEN/ DINING ROOM (FAMILY ROOM) (21.4ft x 12.7ft max)

Located at the rear of the apartment is the kitchen/diner/living area, occupying the canal side views, this space is perfect for entertaining family and friends. This space enjoys two windows and French doors to the Juliette balcony meaning that this room is always bright and airy. The kitchen comprises a range of modern wall, drawer and base units, electric oven and hob.

MASTER BEDROOM (14.6ft x 10.9ft max)

This is a spacious double bedroom which overlooks the canal, complete with en-suite.

ENSUITE (5.3ft x 5.3ft)

The en-suite houses a modern three-piece suite including a shower unit. Tasteful tiling and a timeless white suite.

BEDROOM TWO (15.15ft x 8.83ft max)

Another generous double bedroom which enjoys the canal side views.

HOUSE BATHROOM (8.6ft x 4.8ft)

The house comprises a modern three-piece suite including a bath. Tasteful tiling and a timeless white suite.

AGENTS NOTES - We are advised this property is leasehold and there are approximately 110 years remaining on the lease.



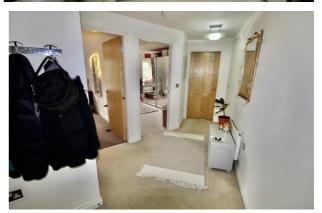






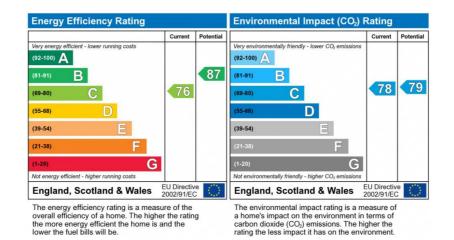








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AGENTS NOTES:

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Referral fees:

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