



BOATMANS WHARF,
VIEW CROFT ROAD,
SHIPLEY, BD17 7DT

£105,000

2 Bedroom Flat

EPC Rating: C

LINLEY &
SIMPSON

INVESTMENT ALERT! Available for sale is this second floor two-bedroom apartment with a tenant in situ. 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.





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.
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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		87	(92-100) A		
(81-91) B			(81-91) B		
(69-80) C	76		(69-80) C	78	79
(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		
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 (CO ₂) 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.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

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.