





welcome to

Spinners Wharf Dockfield Terrace, Shipley

A well-proportioned ground floor self contained apartment comprising two double bedrooms, a spacious kitchen living room, bathroom, and balcony. There is an allocated parking space.





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The accommodation briefly comprises: a private entrance hall, a generously sized open-plan kitchen/living room fitted with a built-in oven and hob with space for dining and a door opening onto a spacious balcony. There are two good-sized double bedrooms and a bathroom fitted with a white suite. Externally being a particular feature, the property benefits from having its own private terrace overlooking the River Aire, which is such a rare and unique addition and viewing is a must!

Location











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Spinners Wharf Dockfield Terrace, Shipley

- A well-proportioned ground floor self contained apartment
- Private terrace overlooking the River Aire
- Two Double Bedrooms
- Great location
- MUST VIEW

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2294.80

Ground Rent: 306.51

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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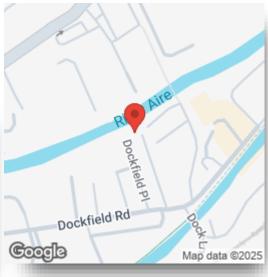
offers over

£130 000









Please note the marker reflects the postcode not the actual property

Not for marketing purposes INTERNAL USE ONLY



Property Ref: BAI101373 - 0013 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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