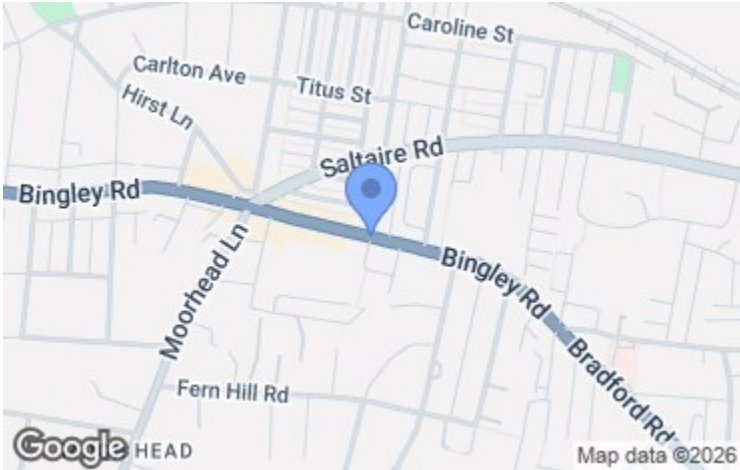




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates  
01274 627444  
sales@wwstateagents.com

Directions

See Mapping.



Bingley Road, Shipley, BD18 4DL  
Auction Guide £100,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Bingley Road, Shipley, BD18 4DL

 1  2  1

**\*\* CHARACTERFUL 2 BEDROOM APARTMENT**  
**\*\* NO ONWARD CHAIN \*\* POPULAR**  
**RESIDENTIAL LOCATION \*\* SOLD BY MODERN**  
**METHOD OF AUCTION \*\* STARTING BID**  
**£100,000 \*\* PRIVATE ENCLOSED YARD \*\***  
**EXCELLENT TRANSPORT LINKS \*\* CLOSE TO**  
**AMENITIES \*\*** This delightful ground floor flat offers a unique blend of character and potential. With two spacious bedrooms and a well-appointed bathroom, this property is offered to the market with no onward chain by the modern method of auction.

Upon entering, you are greeted by a private porch adorned with Victorian tiled flooring, leading to a main entrance hall that exudes charm. The generous lounge is bathed in natural light from a front-facing window, featuring an elegant archway that frames a cosy gas fireplace, creating a warm and inviting atmosphere.

The kitchen is fitted with practical wall and base units, complete with an electric oven and gas hob, as well as space and plumbing for additional appliances. A large storage room with fitted shelving and a double-glazed window provides extra convenience, leading to the second bedroom,

which overlooks the rear of the property.

The main double bedroom is a notable feature, offering ample space, built-in wardrobes, and direct access to the bathroom. The bathroom itself is fitted with a four-piece suite, including a free-standing bath, a separate shower cubicle, a wash hand basin, and a low-level flush w/c.

Externally, the property benefits from an enclosed low maintenance yard with mature garden borders and private, gated entry. This flat is equipped with double glazing and gas central heating.

Situated within Saltaire World Heritage Site close to an array of independent shops, bars and restaurants, this property is ideally located for those who appreciate both history and community. Offered to the market with no onward chain, this charming flat is ready to welcome its new owners.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Two Bedroom Ground Floor Apartment In The Highly Desirable Location Of Saltaire, Ideal For First Time Buyers & Buy To Let Investors Alike.

**Rating authority**  
Borough Council Tax Band B

**Services**

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

**Tenure**  
Leasehold