









# welcome to

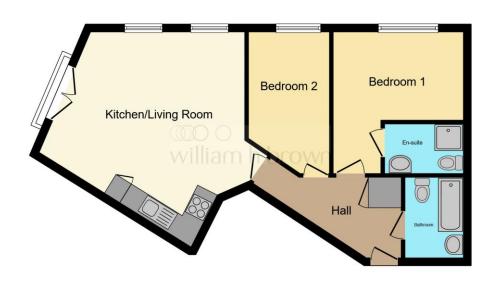
# **Boatmans Wharf View Croft Road, Shipley**

Available with no upper chain is this stylish two bedroom second floor modern apartment. Accessed via a communal door, lift and stairs upto the landing. An open plan living kitchen has patio doors overlooking the canal. Allocated parking space. uPVC double glazed windows. Energy Rating: C





Available with no upper chain is this stylish two bedroom second floor modern apartment. Ideal for a first time buyer / investor the property is ready to move into with minimal expense. Accessed via a communal door, lift and stairs upto the landing. The property has a fire door leading into the entrance hall, open plan living kitchen with Patio doors overlooking the canal, two good size bedrooms, bedroom one has a modern white three piece en-suite shower room and a separate three piece bathroom. uPVC double glazed windows and electric wall heaters. Energy Rating: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalent.com

#### **Entrance Hall**

## **Living Kitchen**

20' 11" x 16' 7" ( 6.38m x 5.05m )

## **Bedroom One**

14' 7" x 8' 10" ( 4.45m x 2.69m )

**En-Suite** 

#### **Bedroom Two**

10' 11" x 8' 8" ( 3.33m x 2.64m )

#### **Bathroom**

**Allocated Parking** 











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# **Boatmans Wharf View Croft Road, Shipley**

- Stylish two bedroom apartment
- · Located in the second floor
- Lift access
- Spacious accommodation
- Allocated parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



£90,000







Dockfield Rd

A657

Stead St

Google

Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110461



Property Ref: SHP110461 - 0002 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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