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## Dock Mill, Dock Lane, BD17

£100,000

Two Bedroom Apartment

EPC Rating: C







Dock Mill  
Shipley  
BD17

Key features:

- Two Bedroom Apartment
- Two Bathrooms
- Off Street Parking
- Ready To Move In
- Well Presented
- NO CHAIN
- Service Charges Including Insurance: £1980.47
- Ground Rent:£229.25

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

Presenting a splendid two-bedroom apartment for sale. This property is a perfect fit for first-time buyers, offering a delightful balance of style, comfort, and convenience. The residence is nestled in an urban area with excellent access to public transport links and local amenities. For those who enjoy a leisurely stroll, the property stands within proximity to walking routes.

The flat boasts a thoughtfully designed open-plan layout that maximises space and allows natural light to fill the rooms. The main living area incorporates the lounge, offering a comfortable place to relax or entertain guests. The kitchen is fitted with contemporary units and worktops, providing a functional space for meal preparation.

The property features two generously sized bedrooms, delivering the perfect tranquil retreat after a long day. One of these bedrooms benefits from an en-suite, offering an extra touch of luxury. There is also an additional bathroom, ensuring that there's no morning rush for shower time. The flat is graced with ample storage space throughout, an essential feature for maintaining a clutter-free home.

Security is well-considered in this block, with an intercom entry system for controlled access. A unique feature of this property is the inclusion of parking, a much sought-after convenience in an urban setting.

In summary, this apartment offers an exceptional opportunity to acquire a well-located and beautifully presented home, bringing together all the elements of modern living in one package.

COMMUNAL ENTRANCE

HALL

LOUNGE/DINER 19' 4" x 11' 9"  
(5.9m x 3.6m)

KITCHEN 8' 6" x 4' 11" (2.6m x 1.5m)

BEDROOM ONE 10' 9" x 11' 9"  
(3.3m x 3.6m)

ENSUITE 4' 11" x 5' 2" (1.5m x 1.6m)

BEDROOM TWO 15' 5" x 8' 10"  
(4.7m x 2.7m)

BATHROOM 5' 2" x 6' 10" (1.6m x 2.1m)

