


property details **approval form**

Apartment 10 Spinners Wharf, Dockfield Terrace, Shipley, West Yorkshire, England, BD17 7AJ

Date: 14 November 2025

Property Ref and Version: BAI101373 - 0014



selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £130,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007.

>> **key features**

- > A well-proportioned ground floor self contained apartment
- > Private terrace overlooking the River Aire
- > Two Double Bedrooms
- > Great location
- > No Onward Chain- Ideal for First-Time Buyers or Investors
- > MUST VIEW
- > EPC Rating: D

>> **short description**

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.

>> **long description**

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. This Property is conveniently positioned within close proximity to a range of local shops and amenities in Shipley & Baildon.

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! The property is move-in ready and offered to the market with no onward chain.

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>> **directions**

>> **Agent Note**

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>> **room description**

Location

Shipley town centre has an abundance of local shops, sport centre and recreational facilities, pleasant walks over the canal, for the commuter there is Otley Road and the railway station which offers links to Leeds, Bradford and Ilkley. A place of interest is the famous Salts Mill with gallery, restaurants, a variety of shops, playing fields, river and coffee shops.

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>> **property images**



Your Holroyds office: 21-23 Westgate, Baildon, SHIPLEY, West Yorkshire, BD17 5EH

T 01274 809254 **E** baildon@holroydsestateagents.co.uk

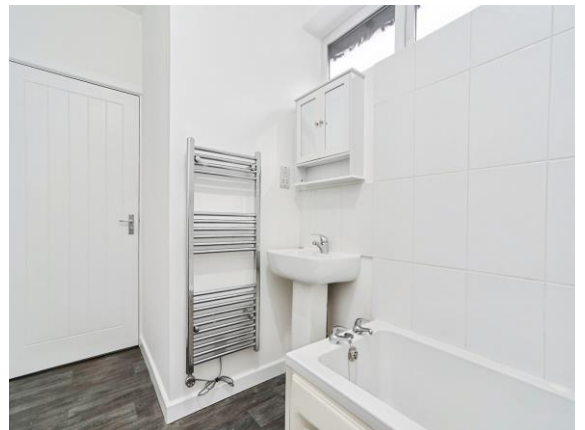
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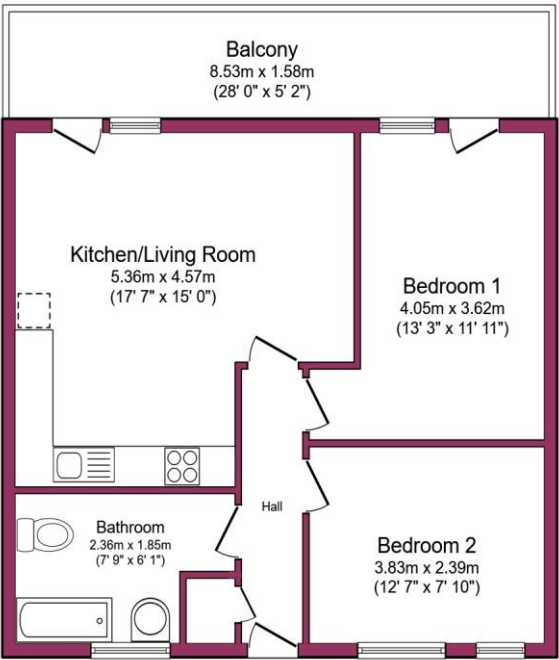
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>> floor plan



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.focalagent.com

>> approval

Signature

Date

Lee Cashman		
Mrs K. Lupton		