





Dale Street,Shipley BD18 3PU

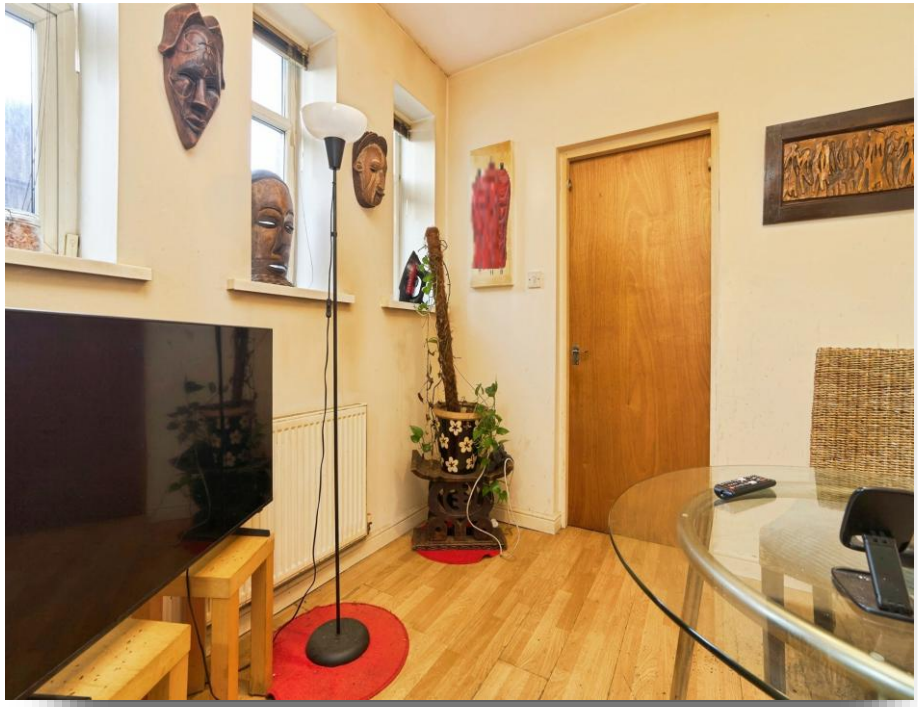
william h brown

welcome to

Dale Street, Shipley

Spacious Three Bedroom Ground Floor Apartment in the Heart of Shipley. The property features a superb 19ft living room, providing an excellent space. A separate kitchen and dining area offers practical day-to-day living. There are three well-sized bedrooms & bathroom.





Situated in a highly convenient central location, this well-proportioned three-bedroom ground floor apartment offers generous living accommodation and is ideally suited to a range of buyers, including first-time purchasers, professionals and investors alike.

The property features a superb 19ft living room, providing an excellent space for both relaxing and entertaining. A separate kitchen and dining area offers practical day-to-day living and plenty of room for family meals or hosting guests.

There are three well-sized bedrooms, alongside a bathroom serving the accommodation. The ground floor position provides easy accessibility and added convenience.

Located within Shipley town centre, the apartment benefits from an excellent range of local amenities right on the doorstep, including shops, supermarkets, cafés and leisure facilities. For those needing to commute, Shipley Train Station is within easy walking distance, offering direct links to Leeds, Bradford and Skipton, while frequent local bus services and major road networks are also readily accessible.

Offering spacious accommodation in a sought-after central location, this property presents an excellent opportunity for those seeking convenient town centre living with excellent transport connections.

Entrance Porch

Entrance Hall

Living Room
19' 3" x 12' 11" (5.87m x 3.94m)

Kitchen
10' 1" x 8' 9" (3.07m x 2.67m)

Dining Area
9' 3" x 8' 9" (2.82m x 2.67m)

Bedroom One
11' 9" x 9' 9" (3.58m x 2.97m)

Bedroom Two
12' 7" x 9' 9" (3.84m x 2.97m)

Bedroom Three
10' 9" x 8' 9" (3.28m x 2.67m)

Bathroom

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







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welcome to

Dale Street, Shipley

- Ground floor apartment
- Three good size bedrooms
- 19ft Living room, separate kitchen & dining room
- Located in the heart of Shipley
- Walking distance of Shipley Train Station

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A Service Charge: 936.00
Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 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.



Total floor area 90.5 m² (975 sq.ft.) approx

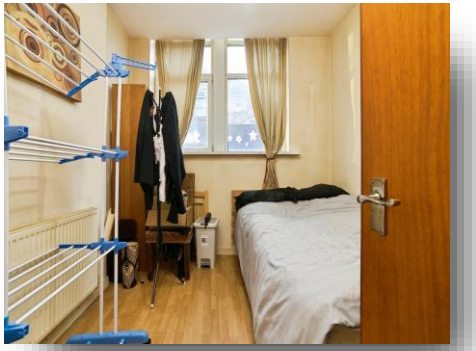
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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£105,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
SHP111671 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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