



 **2**
Bedrooms

 **1**
Bathroom

Undergoing renovation, two-bedroom flat above commercial premises, offering a bright front-facing living room, fitted kitchen, two spacious double bedrooms with skylights, and a shower room. Fresh décor, valeted carpets, and excellent access to local amenities including the BRI and School of Management.

This well-presented two-bedroom flat is situated above commercial premises and is currently undergoing full renovation works to a good standard throughout. The property benefits from full double glazing and offers bright, generous accommodation.

Key Features

- Large front-facing living room with excellent natural light
- Fitted kitchen with base and wall units
- Two spacious double bedrooms, each with skylight windows
- Generously sized bathroom with shower
- Fresh décor throughout and carpets to be professionally valeted
- Full double glazing
- Excellent access to local amenities, transport links and the BRI General Hospital

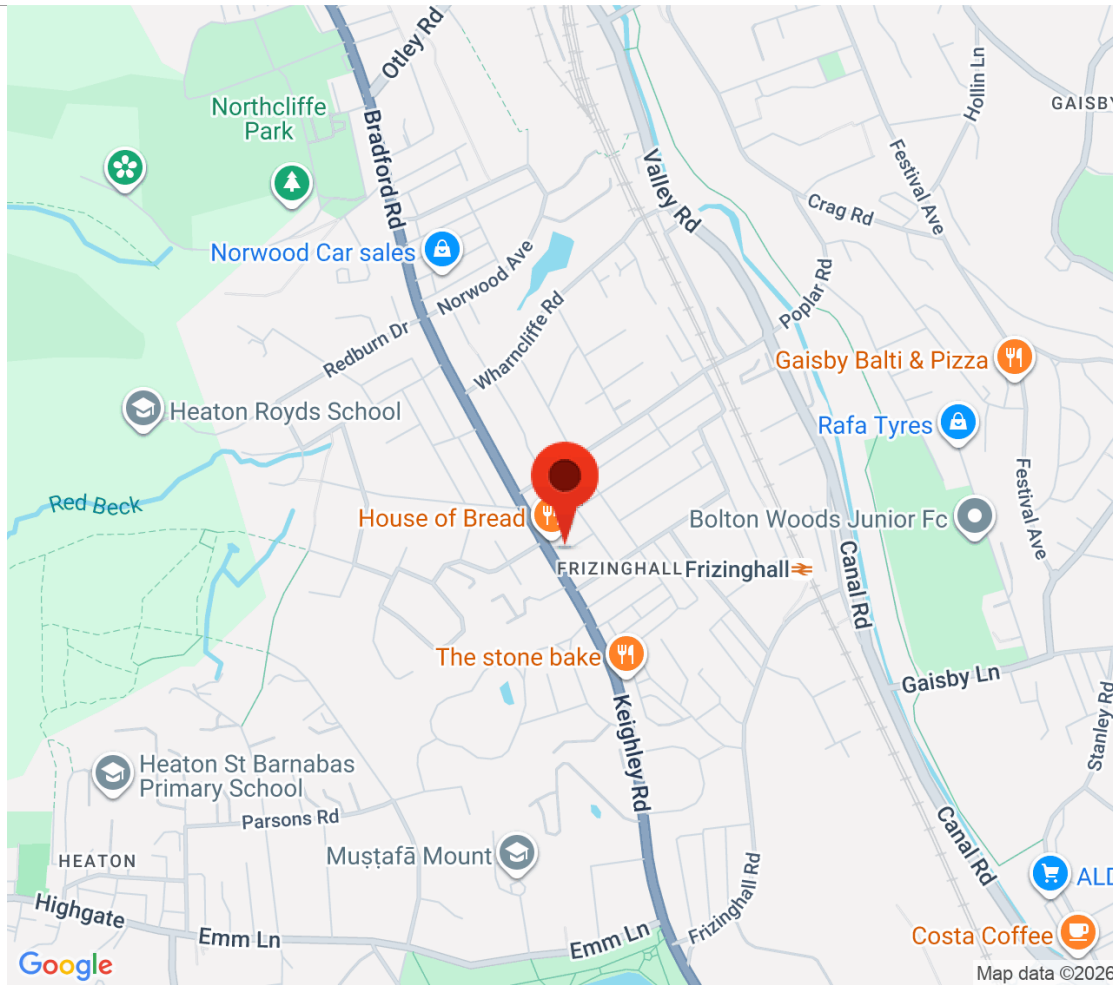
Property Description


The accommodation opens into a bright, front-facing living room, offering a welcoming and versatile space filled with natural light. The fitted kitchen includes a range of base and wall units, providing practical storage and functionality.

There are two large double bedrooms, both enhanced by skylight windows that allow natural light to flow through the space. The bathroom is generously sized and fitted with a shower.

Further benefits include fresh décor throughout and carpets scheduled to be professionally valeted, ensuring a clean and modern finish upon completion of the renovation works.

Ideally located, the property sits within close proximity to a wide range of amenities including shops, bus stops, doctors' surgeries, the School of Management, the main BRI General Hospital, and several highly regarded schools within the local catchment area.



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | | |
| (39-54) E | 45 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Address: ShIPLEY, BD18

