

TO LET

£695 pcm



## Flat 46 Amber Wharf, Dock Lane, Shipley, West Yorkshire. BD17 7BX

- 2 Bedroom 2nd Floor Apartment off Dock Lane in Shipley
- Electric Heating - Double Glazing
- Balcony with Views of Leeds Liverpool Canal
- Open plan Living Kitchen - Allocated Parking Space & Visitor Parking
- Close to Amenities in Shipley inc Train Station
- Recently Redecorated





## PROPERTY DESCRIPTION

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Modern two bedroom, second floor apartment situated off Dock Lane in Shipley, over looking the Leeds Liverpool Canal. Ideally placed for amenities in Shipley including the bus and rail links, making the commute into Leeds only an approx. 15 minute train journey away.

The property has double glazing and electric heating. Briefly comprises; entrance hall, open plan living kitchen with balcony over looking the canal, two bedrooms and bathroom. Outside, there is an allocated parking space and visitor parking.

Available immediately. Council tax band C. Bond/Deposit £800.





## ROOM DESCRIPTIONS

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### Entrance Hall

Entrance door, electric wall heater and cupboard housing hot water cylinder.

### Open Plan Living Kitchen

Range of base and wall units having a complementary work surface over. Electric hob, oven and extractor hood. Stainless steel sink unit with mixer tap. Double glazed window. Integrated fridge and freezer. Built in dishwasher and washing machine. Part tiled walls.

Living Area:

Double glazed patio doors leading out onto the balcony with views of the Leeds Liverpool canal. Television point, security entry phone and electric wall heater.

### Bedroom 1

Double glazed windows over looking the canal. Electric wall heater.

### Bedroom 2

Double glazed window and electric wall heater.

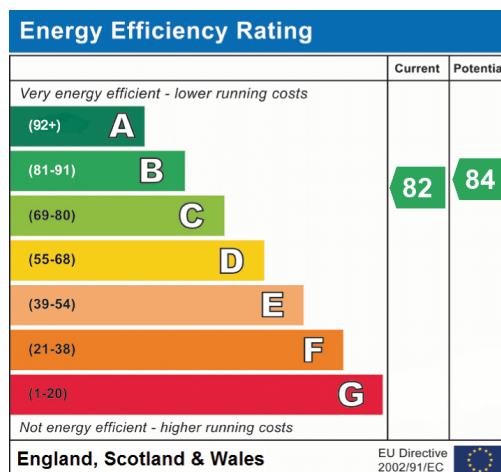
### Bathroom

3 piece suite in white comprising of panelled bath having a shower over, pedestal wash hand basin and low level w.c. Chrome heated towel rail, part tiled walls, fitted mirror and shaver point.

### Outside

Allocated parking space and visitor parking.





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