



15 Dock Mill, Dock Lane, Shipley, West Yorkshire BD17 7AQ

- Stunning two double bedroom, two bathroom apartment
- Well proportioned accommodation approximately 75sqm with dual aspect
- Being offered for sale with no onward chain
- Superb location within close proximity to both Saltire & Shipley centres and train links
- Master bedroom with upgraded super stylish ensuite shower room
- Viewings are highly recommended
- Stylish accommodation with modern fixtures and fittings throughout
- Courtyard style development with on site parking

Offers Over **£120,000 Leasehold**



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DESCRIPTION

Offering excellent access to local amenities and within just a short walk of Shipley train station, which provides fantastic commuter access to Leeds and Bradford centres, this spacious and beautifully styled two bedroom second floor apartment provides well proportioned, easy maintainable accommodation briefly comprising an entrance vestibule, inner hallway with spacious storage / airing cupboard, living room, dining area, and separate modern fitted kitchen, two double bedrooms, the master bedroom having a super stylish en suite shower room which has been recently refurbished, and further stylish modern fitted bathroom with three piece white suite.

This is a very good sized apartment that spans the width of the building and has windows to each elevations including two Juliet balcony's, with good living space, two genuine double bedrooms and two bathrooms, it has a lot to offer.

The apartment is fitted with uPVC double glazing and WiFi enabled smart electric heating and has an energy efficiency rating of band C/79, there is also a mobile phone linked secure intercom entry system.

Externally there is on site resident parking to the ' courtyard ' area.

Located in this sought after position within reasonable walking distance of both Shipley and Saltaire centres, with excellent amenities, pubs, bars, dining and leisure options, shopping facilities and train links providing regular and direct access to Leeds & Bradford. The Leeds Liverpool Canal and River Aire are also close by.

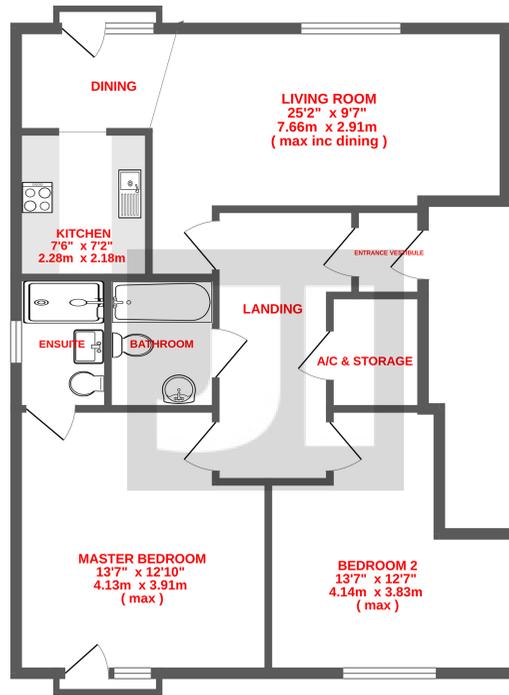
The property is also being offered for sale with no onward chain and will be of interest to a variety of buyers.

AGENTS NOTE: We are informed by our clients that the property enjoys the remainder of a 125 year lease that commenced in 2006. The service charges for period 1st January to 31st December 2026 are £2446.37. The annual Ground Rent is £316.81. The current annual Buildings & Terrorism Insurance contribution is £312.94 Feb 2026 to Feb 2027.



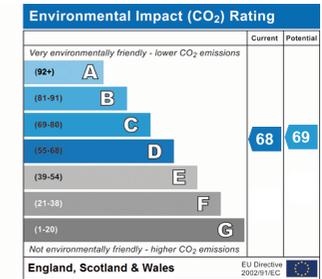
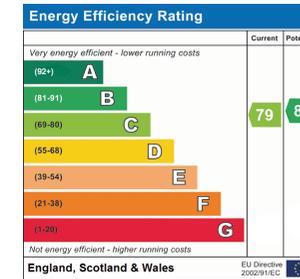


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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to sell or let?

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Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00