

TO LET

£975 pcm



# Flat 1, 22a Bingley Road, ShIPLEY, West Yorkshire. BD18 4RS

- 1 Bedroom First Floor luxury Apartment
- Situated on the Edge of Saltaire Village with Amenities on the Doorstep
- 15 Minute Train Journey into Leeds
- Spacious Lounge/Diner - Modern Kitchen with Appliances
- Recently Refurbished
- Bond/Deposit £1095





## PROPERTY DESCRIPTION

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Recently refurbished one bedroom first floor luxury apartment situated on the edge of the UNESCO World Heritage Site of Saltaire village. Ideally placed for amenities including the bus and rail network. Making the commute into Leeds, only a 15 minute train journey away.

The property benefits from UPVC double glazing with additional sound proofing, under floor heating with spacious and modern accommodation throughout.

The accommodation briefly comprises; entrance hall, large lounge/diner, kitchen with appliances, double bedroom and shower room. On street parking is available close by. Ideal for Young Professional person. Available immediately.  
Bond/Deposit £1095





## ROOM DESCRIPTIONS

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### Entrance Hall

Entrance door, laminate floor and down lighters.

### Lounge/Diner

Double glazed window to the front with views over Saltaire & Shipley Glen. Underfloor heating.

### Kitchen

Range of contrasting green and white wall and base units having a complementary work surface over. Washing machine and fridge freezer included. Electric oven, gas hob with extractor hood over. Cupboard housing gas boiler. Stainless steel sink unit with mixer tap.

### Bedroom

Double glazed window to the rear and under floor heating.

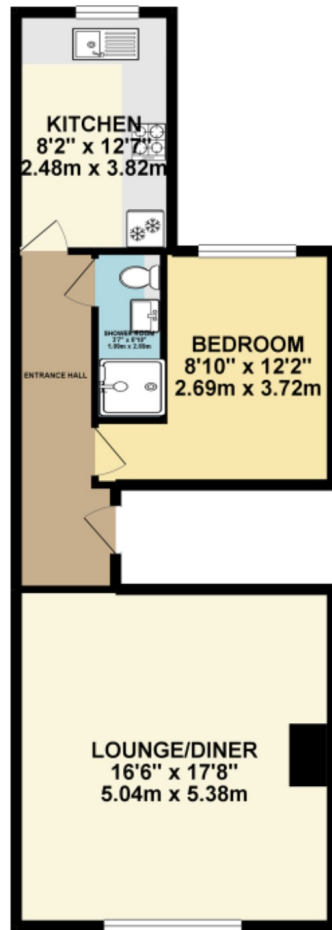
### Shower Room

2 piece suite in white comprising of back to wall pan w. and sink set within a high gloss white vanity unit, Step in shower cubicle having a mains shower over. Extractor fan, down lighters and under floor heating.



## FLOORPLAN

GROUND FLOOR 621.10 sq. ft.  
( 57.70 sq. m. )



TOTAL FLOOR AREA : 621.10 sq. ft. ( 57.70 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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