



## Flat 2, 207 Bingley Road, Shipley, West Yorkshire BD18 4DH

- A top floor one bedroom flat
- Double bedroom with fitted furniture
- Available immediately / viewing recommended
- Well laid out accommodation of good proportions
- Stylish bathroom
- EPC Rating C / Council Tax band A
- Open plan living and kitchen space
- Excellent position close to Saltaire and all amenities

£575 pcm



# Flat 2, 207 Bingley Road, Shipley, West Yorkshire BD18 4DH

## DESCRIPTION

A one bedroom top floor flat located in this extremely convenient location being well placed for access to both Saltaire and Shipley centres and transport links.

Please note there are three flights of steps that provide access to the flat which are quite steep.

The property provides surprisingly spacious, bright and airy one bedroom accommodation comprising a superb open plan living kitchen space with fitted kitchen with integrated appliances including hob, oven and washer, double bedroom with fitted furniture and bathroom w.c. including a three piece suite.

The property is fitted with uPVC double glazing and gas central heating heating. The property does not offer any outside space or parking, however there are options for street parking nearby and also various parks / open spaces within the vicinity.

Open plan Living / Kitchen - 4.68m x 3.92m

Bathroom - 2.21m x 1.76m

Double Bedroom - 4.17m x 2.85m

The property is available immediately subject to referencing / credit checks.

Please Note: As agents we are acting on an tenant introduction basis only. The landlords will be managing the property and will provide the tenancy agreement, register the deposit and collect the rent moving forward.

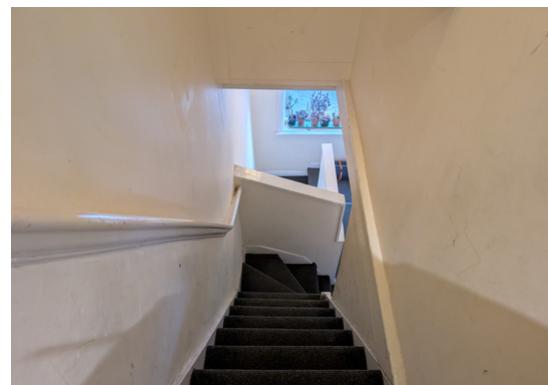
EPC RATING – C

Council tax band – A

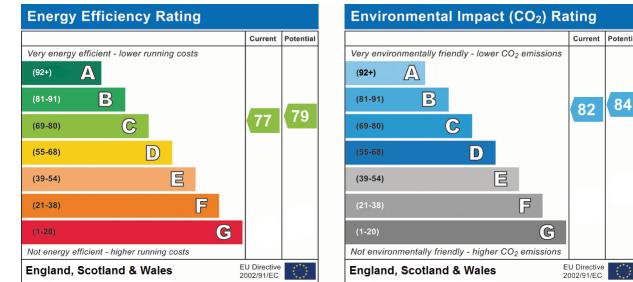
Deposit - £575.00

Viewing arrangements: - Accompanied

Please call our office on 01274 533 322



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.

## Do you have a property to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property. We would be pleased to provide free, no obligation sales and marketing advice. Need a mortgage, talk to us first.

 01274 533322

 67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

 info@jiestates.co.uk

#### Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00