



Flat 33 Dock Mill, Dock Lane, Shipley, West Yorkshire BD17 7AQ

- A delightful one bedroom apartment with its own independent entrance
- An impressive range of fixtures and fittings
- Parking available directly outside the apartment
- Ground floor setting with level access
- Lovely open plan living, dining and kitchen area
- Ideal first time buy, downsize, rental investment
- Offered for sale with no chain and ready for immediate occupation
- Open aspect to the fore

£80,000 Leasehold



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DESCRIPTION

This lovely one bedroom apartment forms part of the sought after Dock Mill development and offers stylish, well proportioned accommodation on one level with level access from adjoining car park and its own independent entrance, making it an excellent option for those looking for manageable accommodation on one level.

The accommodation is fitted with uPVC double glazing and electric heating and in brief comprises: Spacious open plan living space combining living, dining and kitchen areas. The impressive kitchen includes a comprehensive range of fitted wall and base units, co-ordinated working surfaces and a range of integral appliances including oven, hob, fridge and freezer. Double bedroom and stylish bathroom / wc which includes a fitted three piece suite in white comprising panelled bath with shower mixer tap over and glazed screen, vanity hand basin with storage and matching low suite w.c. Tiled flooring and part tiling to walls. There is also a useful airing cupboard.

The property is located within a favourable, quiet position within the development and is one of just a few that have their own independent entrance . Set 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.

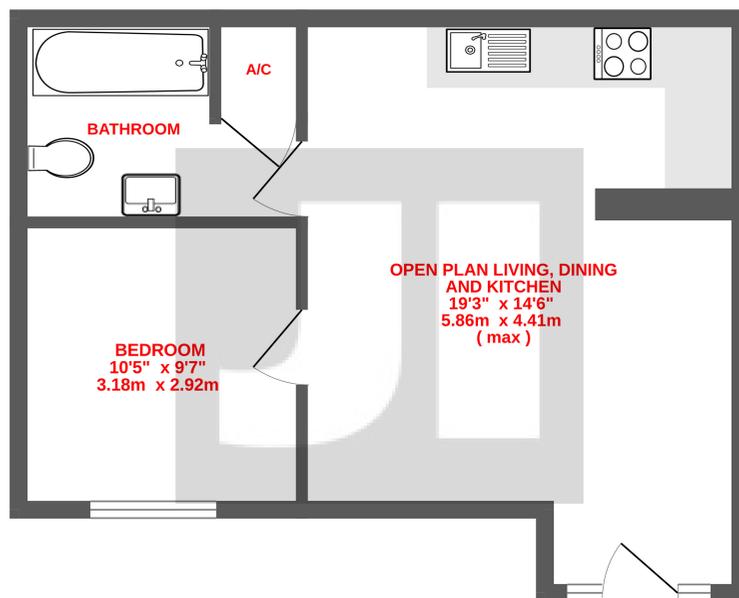
The property is also being offered for sale with no onward chain and will be of interest to a variety of buyers

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 £1200 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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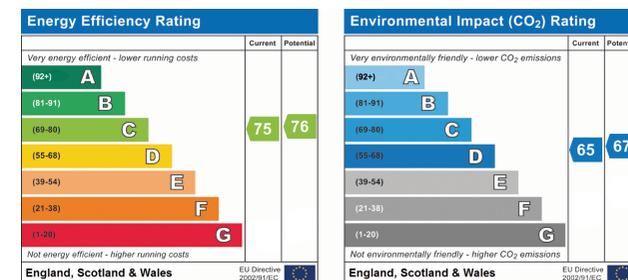
info@jiestates.co.uk

Opening Hours

Mon-Friday 9:00 - 17:30

Saturday 9:00 - 13:00

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.