



## 15 Lincoln House Beck View Way, Shipley BD18 2FD

- Modern one bedroom second floor apartment
- Spacious double bedroom and bathroom with three piece white suite
- Popular development within a convenient location, close to Shipley Town Centre
- Pleasant position overlooking Bradford Beck
- Good sized open plan living dining kitchen area
- Offered with no onward chain. Viewing essential to appreciate

**£117,500 Leasehold**



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## DESCRIPTION

This some bedroom second floor apartment provides superb, contemporary living accommodation finished to a good standard situated within this much sought after 'Skipton Properties' development within Shipley, being well placed for a range of nearby amenities in Shipley Town Centre and Shipley Train Station.

The property is located in a favourable position on the second floor, with windows over looking the beck and wooded area to the side of the building. Double glazed windows are installed together with electric heating and the accommodation in brief comprises: Entrance hall, superb open plan living space incorporating living, dining and kitchen areas. The kitchen including a range of stylish units, work surfaces and some integrated appliances. There is a useful airing / storage cupboard also. Good sized double bedroom The bathroom has a three piece white suite comprising panelled bath with shower over and glazed screen, hand basin and low suite w.c together with attractive tiling.

Externally the property has one allocated parking space and allocated visitors parking is also available.

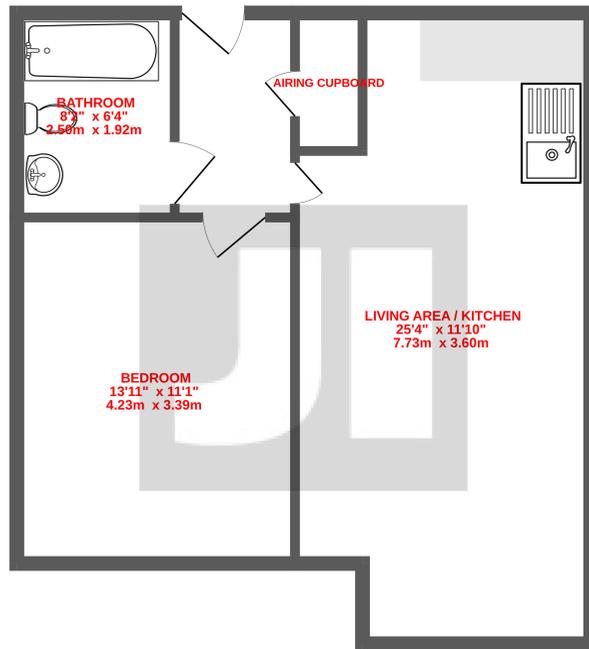
This is a superb example of this style of home and viewings are highly recommended - offered with no upward chain.

NOTE - The annual service charge is £840 per year according to the most recent service charge invoice dated 16/09/2025. Lease term 999 year from when the property was sold approx 13/03/2020



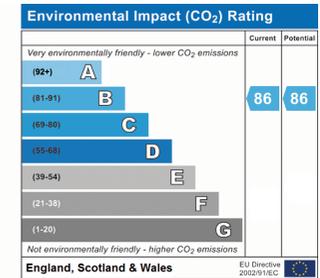
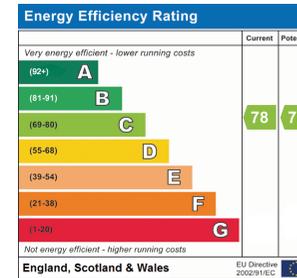


GROUND FLOOR



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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01274 533322

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

info@jiestates.co.uk

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