



## 12 Spinning Mill Court, Shipley, West Yorkshire BD18 4BX

- Very well presented and appointed two bedroom inner town house
- UPVC double glazing and gas fired central heating system
- Conveniently placed for a fantastic range of amenities including rail links to Leeds/ Bradford from nearby Saltaire station
- Off road driveway parking for two vehicles
- Modern kitchen & bathroom fittings
- Ideal first time purchase - early enquiry and viewings are recommended

Offers in excess of **£165,000 Freehold**





## 12 Spinning Mill Court, Shipley, West Yorkshire BD18 4BX

### DESCRIPTION

Offered for sale is this fantastic, well-appointed and presented two bedroom inner townhouse with pleasant enclosed garden and off road parking situated in this popular residential locality.

The property is conveniently placed for an excellent array of amenities in nearby Saltaire and Shipley including a range of shops, schools, transport links and in particular Saltaire Railway Station, this providing direct access to the larger business centres of Leeds and Bradford.

The accommodation provides a gas fired central heating system and UPVC double glazing along with modern fittings and stylish decor.

The property in brief comprises to the ground floor: Entrance hall, spacious living room with uPVC sliding doors leading to the adjoining garden & fitted kitchen with a range of fitted wall and base units, coordinated working surfaces and tiled splash backs.

There are two first floor bedrooms, both benefitting from fitted storage / wardrobe space and bathroom / wc with a fitted three piece suite in white comprising bath with shower over, matching pedestal wash hand basin and low suite w.c.

Externally the property has a pleasant enclosed rear garden with patio, sizeable lawn and useful timber shed and off road parking to the fore for two vehicles.

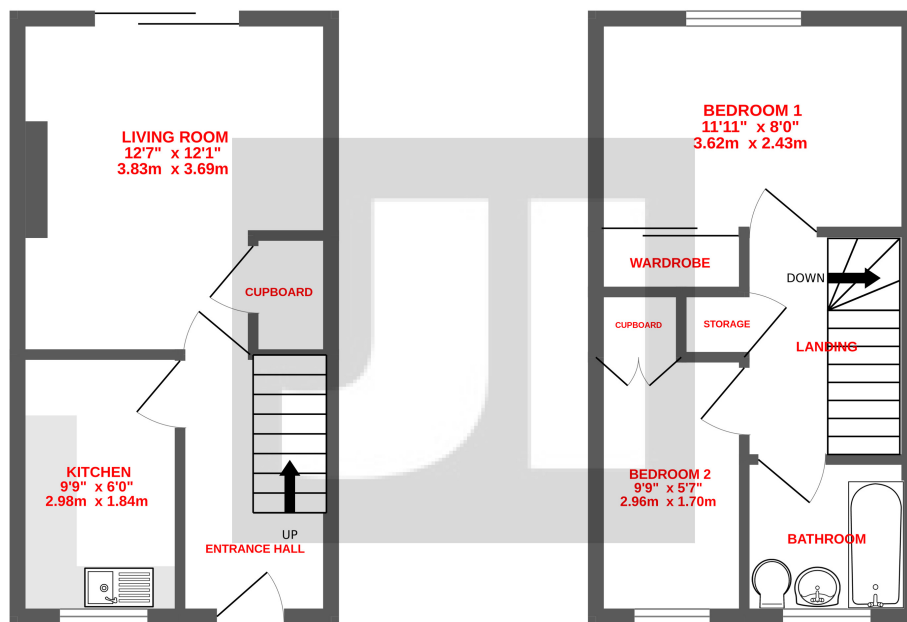
The property will be of interest to a variety of buyers and we would advise an early enquiry and viewing appointment to avoid disappointment.











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

01274 533322

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

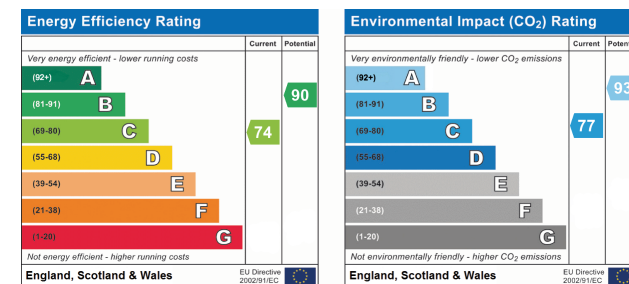
info@jstates.co.uk

### 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.