



**100 Prospect Walk, Shipley, Yorkshire BD18 2LR**  
**£800 PCM**

UNFURNISHED

New to let is this two bedroom well presented flat on a residential street very close to Shipley city center, a 10 minute walk to Shipley Train station, good access links to Leeds and close to all amenities. The flat comprises of living room, kitchen/diner, two bedrooms, bathroom and balcony. Available at £800 per month, £923 deposit.

Available NOW.

# Locate

The Property Experts

**Locate Properties UK LTD**

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



[www.locatehomes.co.uk](http://www.locatehomes.co.uk)

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**ENTRANCE/VESTIBULE**

**LOUNGE**



**BEDROOM TWO**



**KITCHEN**



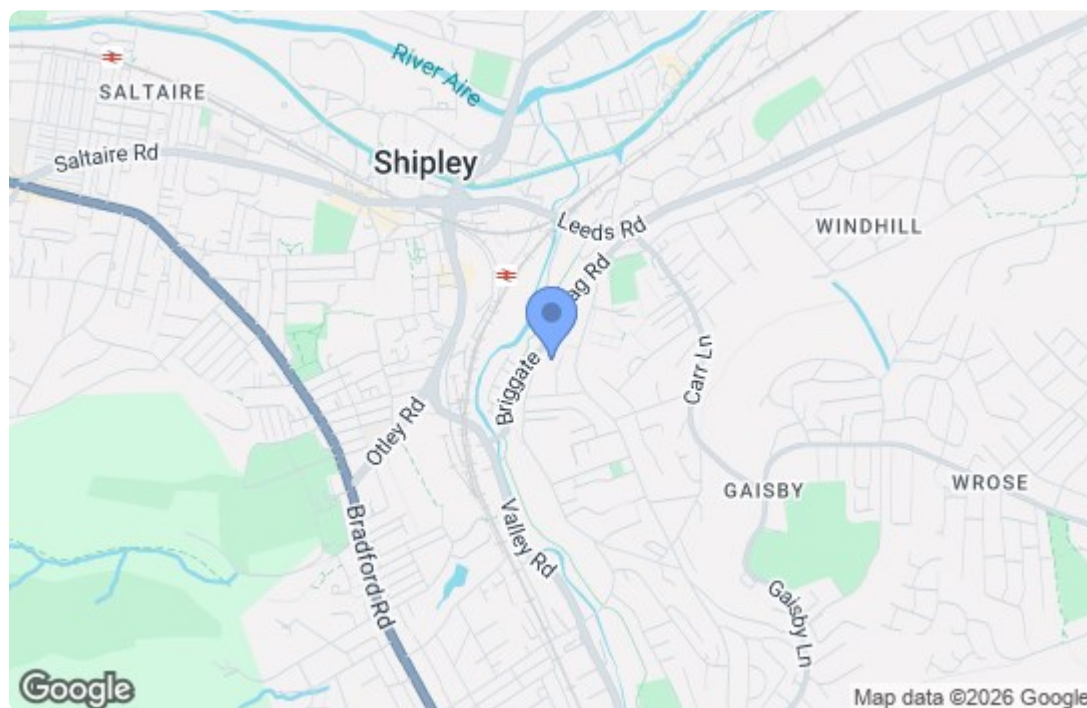
**BATHROOM**

**EXTERNAL VIEW**



**BEDROOM ONE**





| Energy Efficiency Rating                                        |         | Current                 | Potential                                                                             |
|-----------------------------------------------------------------|---------|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs                     |         |                         |                                                                                       |
| (92 plus) <b>A</b>                                              |         |                         | <b>79</b>                                                                             |
| (81-91) <b>B</b>                                                |         |                         |                                                                                       |
| (69-80) <b>C</b>                                                |         |                         |                                                                                       |
| (55-68) <b>D</b>                                                |         | <b>63</b>               |                                                                                       |
| (39-54) <b>E</b>                                                |         |                         |                                                                                       |
| (21-38) <b>F</b>                                                |         |                         |                                                                                       |
| (1-20) <b>G</b>                                                 |         |                         |                                                                                       |
| Not energy efficient - higher running costs                     |         |                         |                                                                                       |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |                                                                                       |
|                                                                 | Current | Potential               |                                                                                       |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |                                                                                       |
| (92 plus) <b>A</b>                                              |         |                         |                                                                                       |
| (81-91) <b>B</b>                                                |         |                         |                                                                                       |
| (69-80) <b>C</b>                                                |         |                         |                                                                                       |
| (55-68) <b>D</b>                                                |         |                         |                                                                                       |
| (39-54) <b>E</b>                                                |         |                         |                                                                                       |
| (21-38) <b>F</b>                                                |         |                         |                                                                                       |
| (1-20) <b>G</b>                                                 |         |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |                                                                                       |
| <b>England &amp; Wales</b>                                      |         | EU Directive 2002/91/EC |  |