



**£750 PCM**

#### TWO BEDROOM APARTMENT

Nestled in the charming area of Aire Way, Baildon, Shipley, this delightful two-bedroom apartment is now available to let. The property boasts a well-designed layout that includes a welcoming lounge, two comfortable bedrooms, a functional kitchen, and a modern bathroom.

One of the standout features of this apartment is its prime location, which places you within easy reach of the vibrant amenities found in Saltaire Village, as well as the nearby Coach Road and Baildon. This means that both daily errands and leisure activities are effortlessly accessible, allowing you to enjoy the best of what the local area has to offer.

The apartment is offered unfurnished, providing you with the perfect opportunity to personalise the space to your taste. With an Energy Performance Certificate rating of C and a Council Tax Band of A, this property is not only appealing but also efficient in terms of energy use and affordability.

This two-bedroom apartment is an excellent choice for those seeking a comfortable and convenient living space in a desirable location. Don't miss the chance to make this lovely apartment your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-101) <b>A</b>			(92-101) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	