



£800

SECOND FLOOR FLAT* *RENOVATED* *CLOSE TO LOCAL AMENITIES* *IDEAL FOR PROFESSIONALS

Nestled on Atkinson Street this newly renovated first floor flat offers a perfect blend of modern living and convenience. With one well-appointed reception room, one comfortable bedroom, and a stylish bathroom, this property is ideal for professionals seeking a contemporary lifestyle.

The flat has been finished to a high specification, ensuring that every detail has been thoughtfully considered. The open-plan lounge/kitchenette creates a spacious and inviting atmosphere, perfect for both relaxation and entertaining. Location is key, and this property does not disappoint. Situated just a short stroll from Shipley train station, commuting to nearby cities is both easy and efficient. Additionally, the vibrant amenities of Shipley and the picturesque village of Saltaire are within walking distance, offering a variety of shops, cafes, and cultural attractions to explore.

This flat presents an excellent opportunity for those looking to enjoy a modern lifestyle in a well-connected area.

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