



£129,950

TWO BEDROOMS *PENTHOUSE* *ALLOCATED PARKING* *MASTER EN-SUITE* *JULIETTE BALCONY* *FANTASTIC LOCATION* *IDEAL COMMUTER ACCESS* *SECURE INTERCOM* *OPEN PLAN KITCHEN WITH BREAKFAST ISLAND*

Nestled in the charming area of Dock Lane, Shipley, this exquisite penthouse apartment offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, including a master en-suite, this property is ideal for both individuals and small families seeking a stylish home.

As you enter the flat, you are greeted by a spacious reception room that seamlessly flows into an open plan kitchen and breakfast area. This design not only maximises space but also creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is well-equipped, making it a delight for those who enjoy cooking.

One of the standout features of this penthouse is the charming Juliette balcony, which allows natural light to flood the living space while providing lovely views of the surrounding area. It is an ideal spot to enjoy your morning coffee or unwind after a long day.

The property also boasts two modern bathrooms, ensuring convenience and privacy for all residents. Additionally, allocated parking is included, a valuable asset in this sought-after location.

This penthouse apartment on Dock Lane is not just a home; it is a lifestyle choice, offering a blend of comfort, style, and practicality. With its prime location and impressive features, it is a must-see for anyone looking to make a move in Shipley.

Leasehold Info:
Term - 106 years remaining

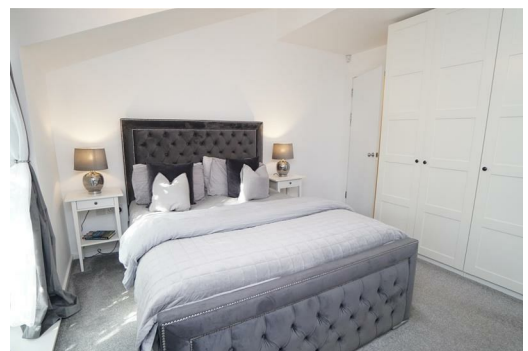
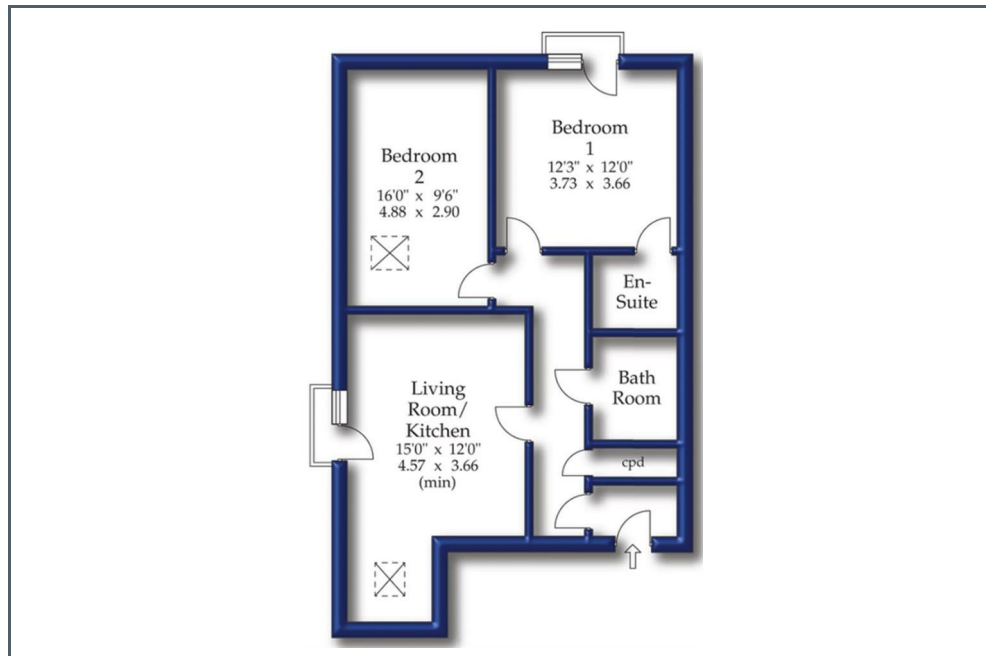
Ask us about....

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		65	(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		