



Offers Over £100,000

- Ground floor apartment
- Two bedrooms
- Parking
- Storage
- Open plan kitchen lounge diner
- Popular residential location

## Flat 1, Princes Court, 101 Bradford Road, Shipley, BD18 3BX

A beautifully presented two bedroom ground floor apartment, very well positioned for a range of local amenities and transport connections.

77 Bingley Road, Saltaire, Shipley, West Yorkshire,  
BD18 4SB

Tel: 01274 581794 Email: [saltaire@dacres.co.uk](mailto:saltaire@dacres.co.uk)

**dacres.co.uk**   





## Flat 1, Princes Court, 101 Bradford Road, Shipley, BD18 3BX

### General remarks

This impressive complex incorporates a range of quality apartments and must be viewed internally to be fully appreciated. The property benefits from a superb position and benefits from gas central heating, secure communal entry system, off street allocated parking space.

Bradford 3 miles, Skipton 18 miles, Leeds 13 miles (all distances approximate)

The property comprises secure communal entry, into entrance hall, open plan lounge and breakfast kitchen with balcony, two bedrooms master having, house bathroom and ample storage cupboard. Externally is an allocated car parking space.

The property is situated a short distance from Shipley town centre and railway station which has direct rail access to Leeds, Bradford and Skipton. The property is conveniently situated for a host of local amenities including a wide range of local shops, bars, restaurants, recreational facilities and excellent road links to many principal West and North Yorkshire Business Centres.

## Directions

From the office in Saltaire proceed along Bingley Road in the direction of Bradford. Passing the Ring of Bells public house continue through the next set of traffic lights, before the junction with Otley Road turn left and the apartments will be seen on the right hand side.

## Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council
- Council Tax Band A

## Tenure, Services & Parking

- Leasehold – 977 years – Service charge and ground rent £1248
- The property has mains water, electric and drainage.
- Residents parking

## Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors), is also available from at least one of the UKs four leading providers. For further information please refer to: <https://checker.ofcom.org.uk/>

## Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at [www.dacres.co.uk](http://www.dacres.co.uk)

## Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SAL210052



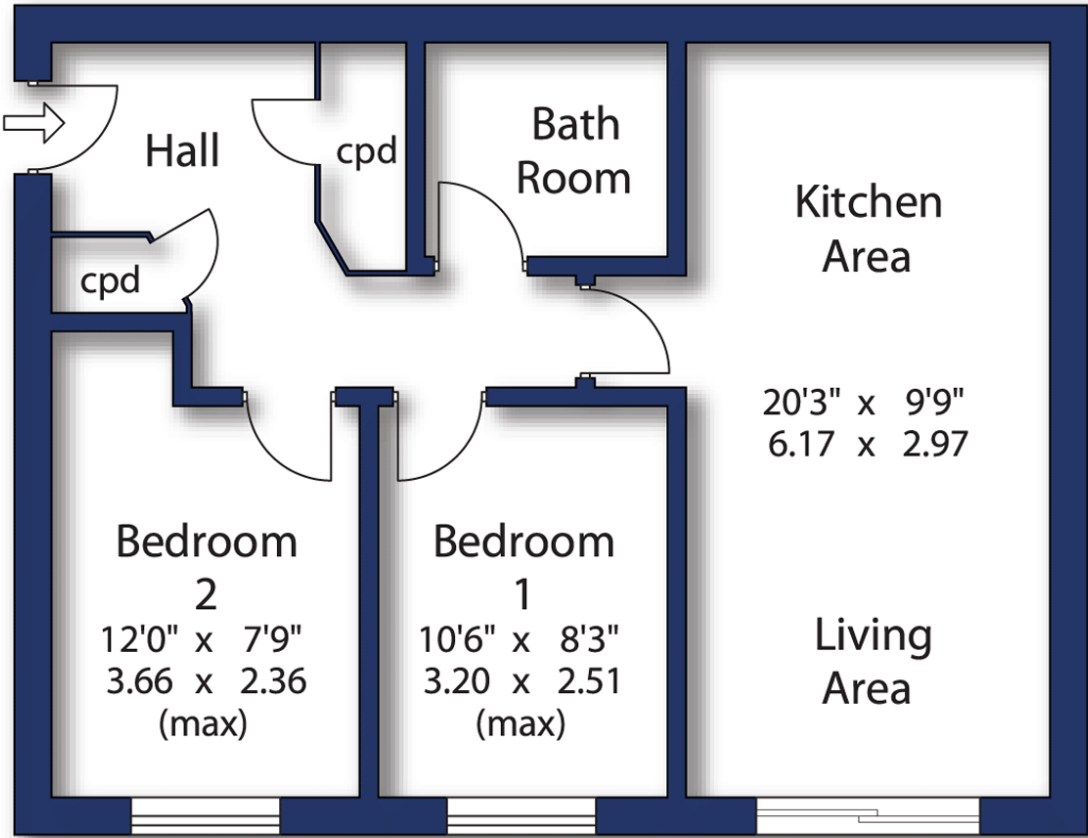
ARRANGE A VIEWING



Call 01274 581794 or email  
[saltaire@dacres.co.uk](mailto:saltaire@dacres.co.uk)



Floorplans



© Dacre, Son & Hartley

Mortgage  
Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote  
01943 885 400

**Disclaimer** 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

