



**Flat 2, 128 - 130 Bingley Road, Shipley, Bradford, West Yorkshire, BD18 4HA**  
**Asking Price £129,950**

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this well-presented ONE BEDROOM APARTMENT located within a characterful building located in Saltaire, Bradford - BD18. Internally comprising; spacious dining kitchen, lounge, double bedroom, bathroom. Externally the property has parking available, and it's own secure entrance to the side of the building. The property benefits from central heating throughout is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY!

## DINING KITCHEN



Spacious dining kitchen with laminate flooring and high ceiling. Fitted with a range of matching units with complementary worktops and tiled splash backs. Appliances - electric hob with overhead extractor, oven/grill and sink with drainer (space for free-standing fridge). The room offers good natural light and space for a dining table with chairs.

## LOUNGE



Generous lounge with central fireplace and bay window view to the front. Offering ample room for a large suite and desk as seen.

## BEDROOM



Good-sized double bedroom to the rear of the apartment with stained glass bay window view to the rear. With alcove shelving, and ample room for a large bed with side tables and wardrobes.

## BATHROOM



Bathroom to the rear of the apartment with airing cupboard and three-piece suite - bath with overhead shower, wc, wash basin.

## EXTERNAL



The apartment sits within a characterful building which benefits from generous grounds. Parking is easily accessible to the front or rear, with a separate entrance to the side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
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