



**Carr Lane, SHIPLEY, BD18 2NQ**  
**PCM £800 PCM**

**E&H** Edkins Holmes  
ESTATE AGENTS

A well-presented three-bedroom flat located in the popular area of Shipley. The property offers spacious accommodation suitable for families or professionals and benefits from one allocated parking space. Conveniently situated close to local amenities, transport links, and schools. Available to rent for £800 per calendar month.



**Entrance Hall**  
Entrance Hall.

**Landing**  
With central heating radiator and staircase to the second floor.

**Lounge 12'7 x 11'7 (3.84m x 3.53m)**  
With laminate floor, central heating radiator and double glazed window.

**Kitchen 11'8 x 6'3**  
Fitted kitchen having a range of base and wall units, built in oven, hob and hood, stainless steel sink unit with mixer taps and plumbing for washing machine.

**Second reception room 12'1 x 8'9**  
with double glazed window, central heating radiator, laminate floor and electric fire.

**Shower Room**  
3 piece suite comprising shower cubicle, pedestal hand basin and low level wc. Part tiled walls and heated towel rail.

**Second Floor Landing**

**Bedroom 1 19'4 x 7'1 (5.89m x 2.16m)**  
Central heating, double glazing.

**Bedroom 2 13'10 x 7'7**  
Central heating, double glazing.

**External**  
The property has communal gardens and parking for 1 car.









