

# Ornella's Estates

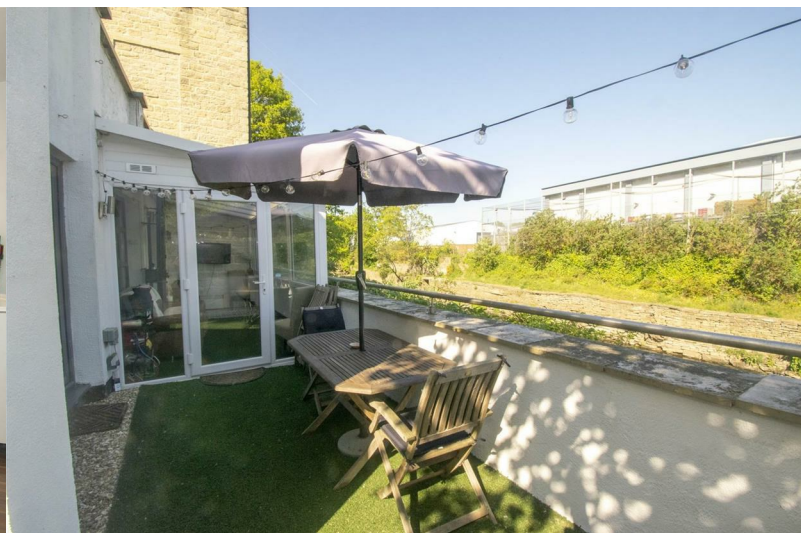
PROUDLY INDEPENDENT



## 3 Spinners Warf Dockfield Terrace

, Shipley, BD17 7AJ

Price £149,950





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## INTRODUCTION

A Hidden Gem by the River – Stylish Ground Floor Apartment with Private Garden

Nestled in a peaceful and private setting between Baildon and Shipley Town Centre, this beautifully presented ground floor apartment offers the perfect blend of space, style, and serenity – with stunning views over the river.

Tucked away yet incredibly convenient, this apartment is a true hidden gem. Whether you're a first-time buyer, looking to downsize in comfort, or seeking a smart investment, this property ticks every box.

Step inside and be surprised – it's deceptively spacious, with a layout that rivals many houses. Accessed via its own private entrance with stairs leading to the main front door, the apartment opens into a welcoming hallway that sets the tone for what's to come.

Boasting two generous double bedrooms, the master features a sleek ensuite shower room, complemented by a modern house bathroom. The heart of the home is the fabulous open-plan kitchen, dining and living space, flooded with natural light and seamlessly flowing into a bright conservatory – perfect for entertaining or simply relaxing.

But the real showstopper is outside: a beautifully maintained private rear garden overlooking the tranquil river – a perfect spot for morning coffee, evening drinks, or simply soaking in the peace and quiet.

With nothing to do but move in and enjoy, this is a rare opportunity to own a stylish, low-maintenance home in a sought-after location.

Peace, privacy, and picturesque views – this is riverside living at its best.

## WHAT OUR VENDOR SAYS

"This apartment is the first property I've ever bought and really means so much to me, I've lived here for 3 and a half years creating some amazing memories. I know the struggles of trying to find a beautiful home that not only provides you with a substantial sized space but also offers a luxury, private outdoor space too. This property has provided exactly that for me and more, it exceeded my expectations and needs for a reasonable price in comparison to the many properties I viewed that simply don't offer the two or to this standard and size. Not only does the property mean a lot to me, I simply love the area; whether it's a visit to the delightful saltire brewery, a walk on the canal or if your catching a train and going to London it's all a stone throw away! As me and my partner now look for a family home I know we will both look back at our time in our lovely flat with special memories

## LOCATION

Discover the Charm of Shipley and Baildon

Nestled in the picturesque Aire Valley, Shipley and Baildon offer a harmonious blend of urban convenience and natural beauty. Shipley boasts excellent transport connections, with its uniquely triangular railway station providing direct

services to Leeds, Bradford, Skipton, and Ilkley, making commuting a breeze. The nearby Saltire station serves the UNESCO World Heritage village of Saltire, adding cultural richness to the area. Road networks, including the A657 and A650, ensure easy access to surrounding towns and cities.

Families will appreciate the array of educational options. In Shipley, schools such as Shipley C of E Primary and Beckfoot School cater to various age groups, while Baildon offers institutions like Baildon Church of England Primary School and Sandal Primary School. For younger children, numerous nurseries and early learning centers provide quality childcare and early education.

Nature enthusiasts will find plenty to explore, with scenic walks along the Leeds and Liverpool Canal, the tranquil paths of Roberts Park, and the expansive Baildon Moor offering panoramic views and a haven for outdoor activities. Whether you're seeking a peaceful stroll or an adventurous hike, the area caters to all preferences.

Shipley and Baildon truly encapsulate the best of both worlds—vibrant communities with excellent amenities, set against a backdrop of stunning natural landscapes.

## HOW TO FIND THE PROPERTY

SAT NAV BD17 7AJ

## ACCOMMODATION

Do not be deceived. This is a stunning and beautifully presented apartment and must be viewed to fully appreciate the accommodation on offer. Comprising

## ACCESS TO THE PROPERTY

The choice is yours. You can either access the property via the steps leading to the front door, or, if you cannot manage the steps you can access the property from the end of Dock Lane, via the rear garden.

## PRIVATE ENTRANCE HALLWAY

As you enter you immediately get the feeling of space. Comprising door to the front elevation. Laminate flooring. Electric storage heater and storage room. Doors leading to:

## OFFICE

Great for anyone needing to work from home.

## MODERN OPEN PLAN KITCHEN/DINER/LIVING

17'11" x 16'9" (5.47 x 5.12)

Offering an abundance of natural light this spacious open plan modern kitchen with dining area and living room comprises Upvc double glazed floor to ceiling windows to the rear elevation. Door leading into the conservatory. A wide range of modern fitted wall and base units with contemporary worksurfaces over. Integral electric cooker and induction hob with extractor fan over. Points for washing machine, dishwasher and fridge freezer. Stainless steel sink single drainer. Inset spotlights. TV point. Part tiled walls.

Tel: 01943 661506

## CONSERVATORY

17'3" x 7'4" (5.26 x 2.24)

What a lovely room. Bringing the outside in and leading to a private enclosed garden. Comprising Upvc double glazed windows to the rear elevation overlooking the river. TV point. Log burning stove.

## BEDROOM.1.

12'9" x 8'5" (3.89 x 2.59)

Offering an abundance of natural light and comprising Upvc double glazed floor to ceiling windows and door to the rear elevation overlooking the garden and river. Storage heater. Fitted wardrobes. Inset spotlights. Door leading to:

## ENSUITE SHOWER ROOM

8'5" into recess x 4'0" (2.57 into recess x 1.22)

Always useful to have. Comprising shower cubicle. Low level w.c. Wash hand basin. Extractor fan. Heated towel rail. Part tiled walls.

## BEDROOM.2.

11'7" x 8'8" (3.55 x 2.66)

Another lovely double bedroom comprising Upvc double glazed window. Storage heater.

## HOUSE BATHROOM

6'9" x 5'2" (2.06 x 1.59)

Comprising panelled bath with thermostatic shower over. Low level w.c. Wash hand basin. Shaver socket. Part tiled walls. Extractor fan.

## OUTSIDE

### PARKING

There is off street parking to the front of the property. When you drive to the rear via Dock Lane, there is ample space to park.

### REAR GARDEN

The tranquility of this beautifully maintained private rear garden overlooking the river – a perfect spot for morning coffee, evening drinks, or simply soaking in the peace and quiet.

## ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective

purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

## PROPERTY OMBUDSMAN

ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## LEASEHOLD

Please note there is a 106 Years left on the Lease. The ground rent is £300 per annum. The service charge is £2,975.00 per annum. The Managing Agent LSH Residential/formally/Hlm property  
Includes Building Insurance

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.





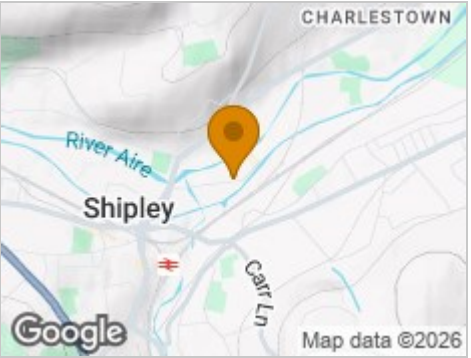
Road Map



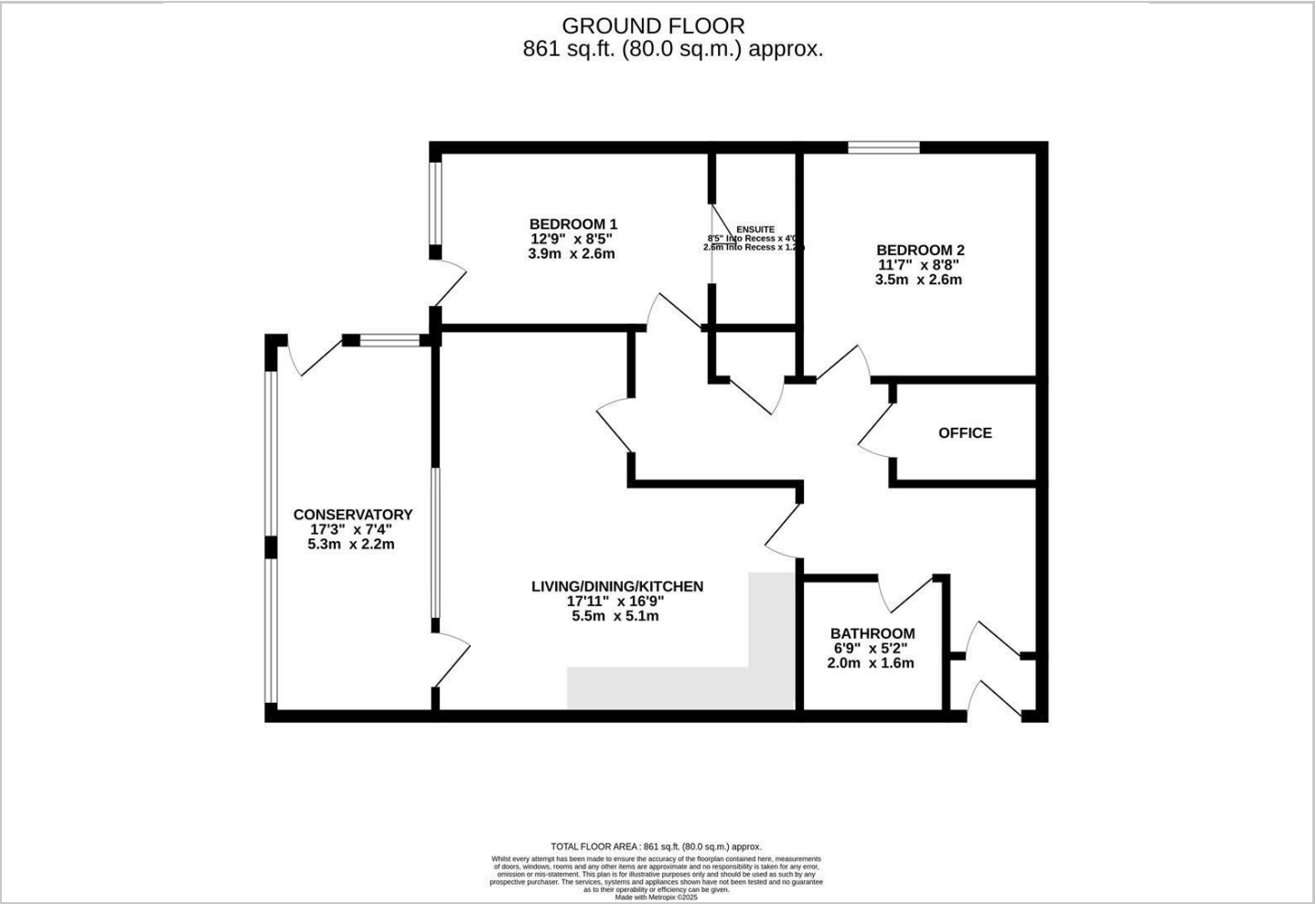
Hybrid Map



Terrain Map



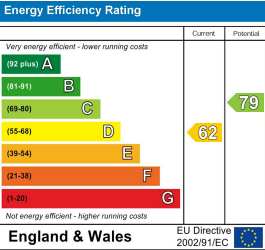
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.