



## Beamsley House, Bradford Road, Shipley, BD18

- TWO BEDROOM APARTMENT
- DOUBLE GLAZING AND ELECTRIC HEATING
- UNFURNISHED
- EPC RATING- C
- LOCAL AMENITIES, SCHOOL AND TRANSPORT LINKS WITHIN THE AREA
- IDEAL FOR PROFESSIONALS OR COUPLES
- AVAILABLE: NOW
- FIXED DEPOSIT- £801
- COUNCIL TAX BAND- A

**£695 Per Month - Deposit £801**





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## DESCRIPTION

Hunters Bradford presents this well-maintained two-bedroom flat available to let, located in an area renowned for its excellent public transport links and diverse local amenities. The property is offered in good condition throughout, providing a welcoming and practical living space that will appeal to both professionals and couples alike.

Upon entering, you are greeted by a spacious reception room, ideal for relaxing or entertaining guests. The property also comprises a well-equipped kitchen, designed to meet the demands of modern living with ample storage and preparation space.

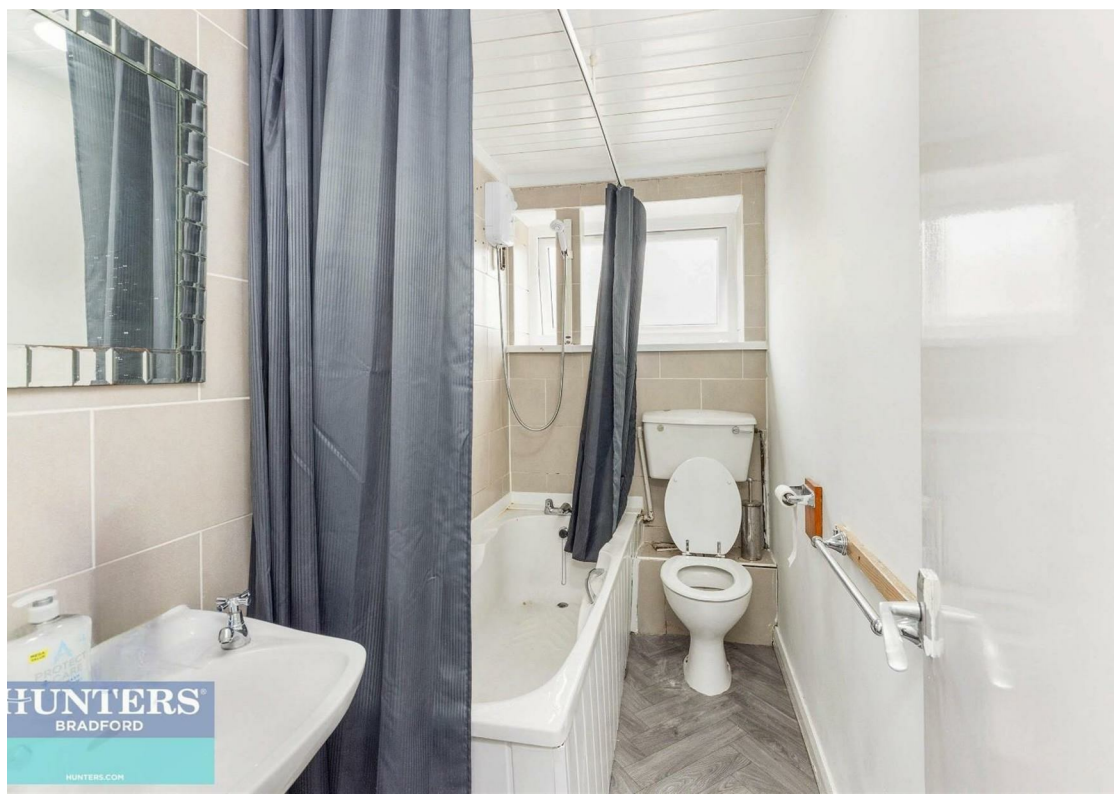
Both bedrooms provide comfortable accommodation and can be easily tailored to accommodate your individual needs, whether you require a home office, guest space, or simply a restful retreat. The bathroom serves both bedrooms and is fitted to a good standard, offering a practical and stylish space to start or end your day.

Energy efficiency is assured, with the property boasting an EPC rating of C, helping to keep running costs manageable throughout the year. Situated within Council Tax Band A, residents will appreciate the additional financial benefit.

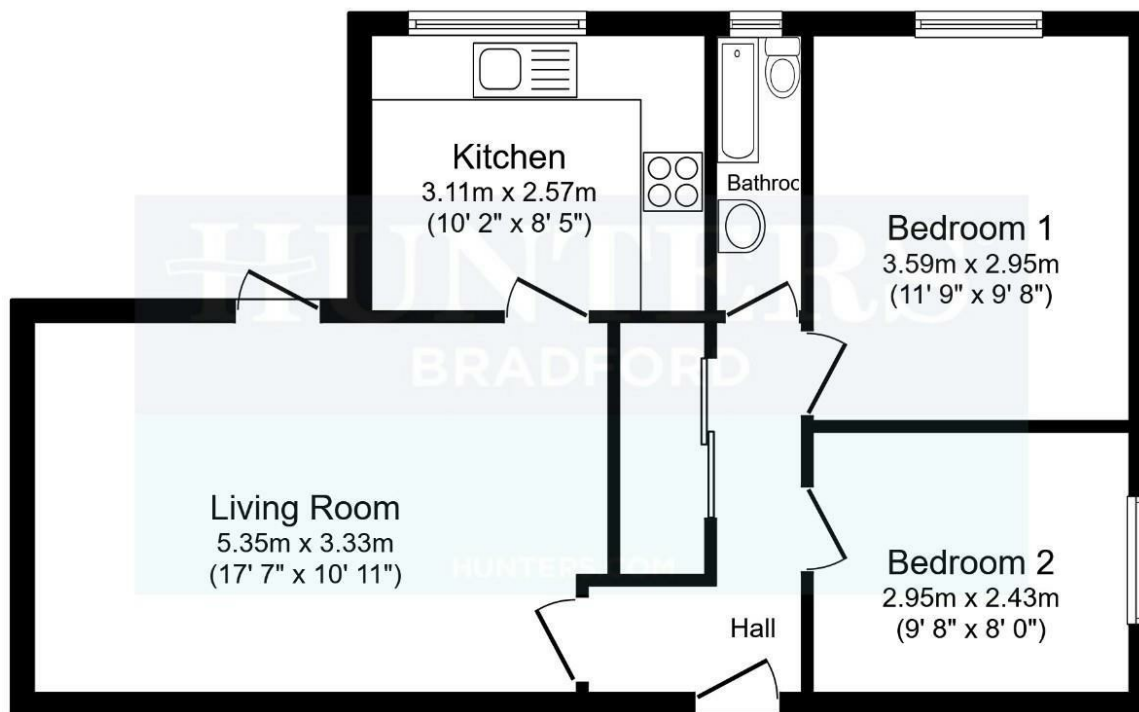
The location of the flat is particularly advantageous, providing easy access to public transport, making commuting straightforward and efficient. A comprehensive range of local amenities, including shops, eateries, and recreational facilities, are all within close proximity, enhancing the convenience of daily life.

This property represents an exceptional opportunity for professionals or couples seeking a comfortable, conveniently located flat in good condition. Early viewing is highly recommended to appreciate all that this delightful property has to offer.









**Floor Plan**  
Floor area 54.0 sq.m. (582 sq.ft.)

Total floor area: 54.0 sq.m. (582 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

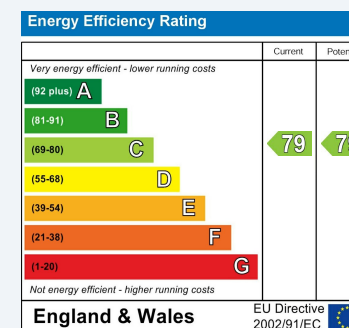
Please contact [bradford.lettings@hunters.com](mailto:bradford.lettings@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.