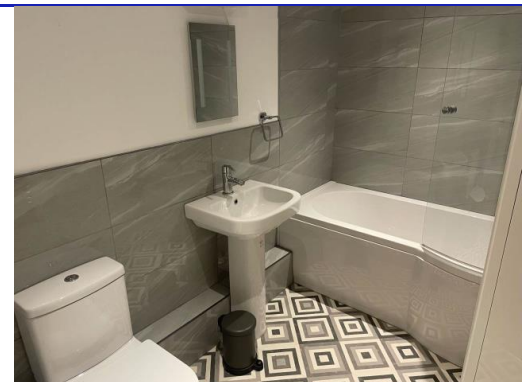




## Amber Wharfe , Dock Lane, Shipley, BD17 7BX

2 bedroom flat / apartment available 23 September 2025 £750 pcm

A very well presented second floor ( top floor ) apartment which over looks the canal. The property benefits from recently installed new kitchen and bathroom, allocated single parking space and small balcony off the lounge. Modern electric storage heating. Deposit £865.00 | EPC Rating C | Council Tax Band C



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BATHROOM - 3.12m ( 10'3") x 1.88m ( 6'3")  
Shower over the bath.

BEDROOM 1 - 8.08m ( 26'7") x 3.48m ( 11'6")

BEDROOM 2 - 2.58m ( 8'6") x 3.30m ( 10'10")

EXTERNAL -

KITCHEN - 2.38m ( 7'10") x 2.94m ( 9'8")  
Modern newly fitted kitchen which includes fridge freezer, washing machine and dish washer.

LOUNGE - 3.74m ( 12'4") x 4.35m ( 14'4")

DIRECTIONS:

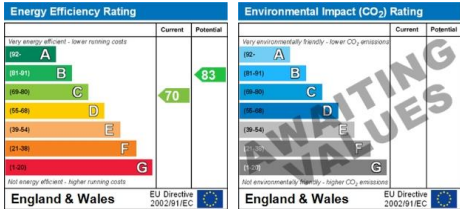


## Rental Procedure

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

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



Property Ref: inst-4805

Creation Date: 21/08/2025