



Carr Lane, Shipley BD18 2NQ

welcome to

Carr Lane, Shipley

*** Investment Opportunity – Three One-Bedroom Apartments, Shipley – £1,250 PCM Income ***

All units feature a lounge, kitchen, bedroom, and bathroom.

The apartments are currently let, offering an attractive ready-made income stream for investors seeking a stable yield.



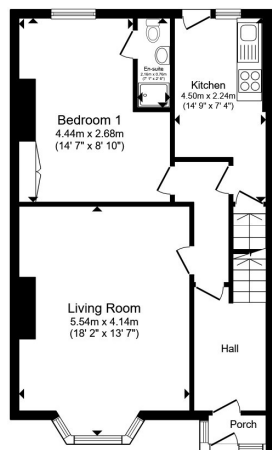
*** Investment Opportunity – Three One-Bedroom Apartments, Shipley –
£1,250 PCM Income ***

An excellent opportunity to acquire a residential investment in the popular area of Shipley, generating a strong combined rental income of approximately £1,250 per calendar month.

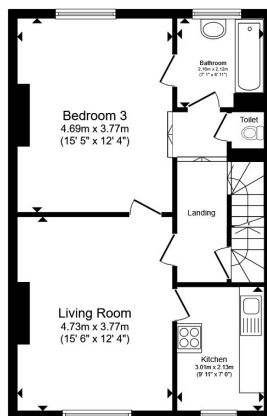
The property comprises three self-contained one-bedroom apartments, each designed to provide comfortable and practical living spaces. All units feature a lounge, kitchen, bedroom, and bathroom, appealing to a broad tenant base including professionals and single occupants.

The apartments are currently let, offering an attractive ready-made income stream for investors seeking a stable yield.

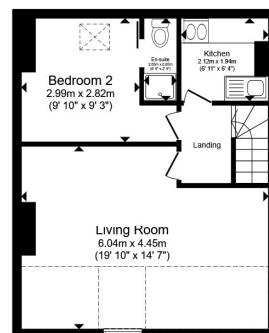
Situated in a convenient location with excellent access to local amenities, transport links, and Shipley town centre.



Ground Floor



First Floor



Second Floor



view this property online williamhbrown.co.uk/Property/SHP111371



Ground Floor Apartment

Hallway

Living Room

18' 2" x 13' 7" (5.54m x 4.14m)

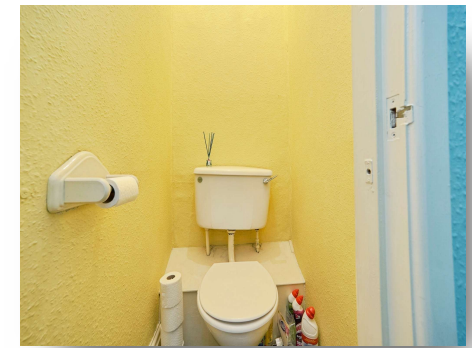
Kitchen

14' 9" x 7' 4" (4.50m x 2.24m)

Bedroom One

14' 7" x 8' 10" (4.45m x 2.69m)

Ensuite



First Floor Apartment

Hallway

Living Room

15' 6" x 12' 4" (4.72m x 3.76m)

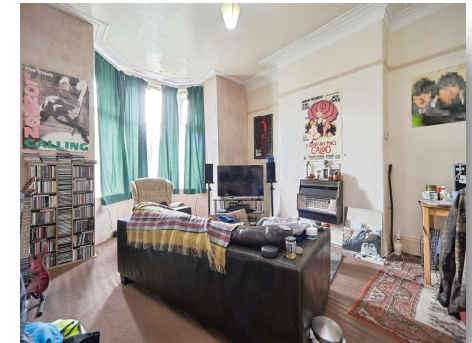
Kitchen

9' 11" x 7' (3.02m x 2.13m)

Bedroom One

15' 5" x 12' 4" (4.70m x 3.76m)

Bathroom



Second Floor Apartment

Hallway

Living Room

19' 10" x 14' 7" (6.05m x 4.45m)

Kitchen

6' 11" x 6' 4" (2.11m x 1.93m)

Bedroom One

9' 10" x 9' 3" (3.00m x 2.82m)

Ensuite

Exterior

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



welcome to

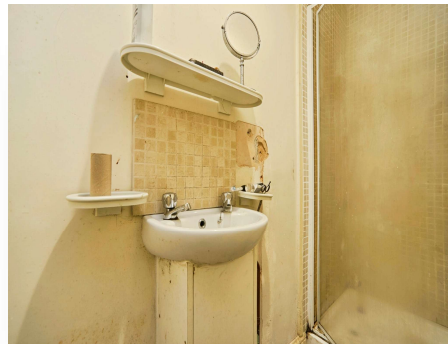
Carr Lane, Shipley

- Three self-contained 1-bedroom apartments
- Total rental income of approx. £1,250 PCM
- Established investment opportunity
- Popular residential location in Shipley
- Close to transport links and local amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP111371



Property Ref:
SHP111371 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01274 531233



Shipley@williamhbrown.co.uk



21 Market Square, SHIPLEY, West Yorkshire,
BD18 3QB



williamhbrown.co.uk