



Victoria Mills, Shipley

- One Bedroom
- Popular Location
- Well Presented
- Video Tour Available - See Link in Photos or Link Below
- Award Winning Development
- Overlooking Canal
- Viewing Advised

Price £79,995

Tenure: Leasehold

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HERE TO GET *you* THERE

Victoria Mills, Shipley

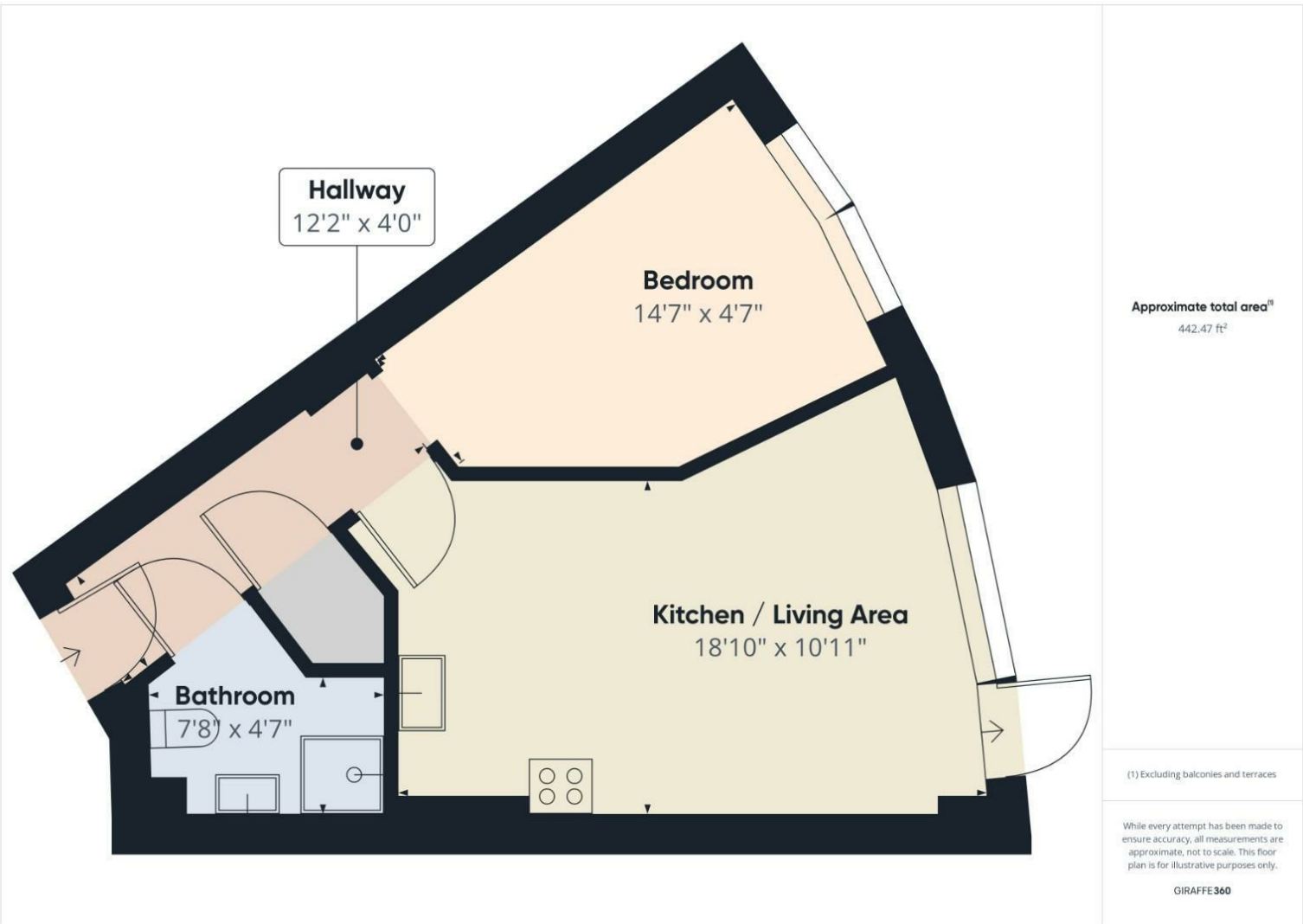
DESCRIPTION

****VIRTUAL TOUR AVAILABLE see link in photos or link below****

Hunters Estate Agents are delighted to offer this one-bedroom apartment to the market, which must be viewed. Located within the VM2 building of the award-winning Victoria Mills development, the property features a combination of old mill conversions and purpose-built modern apartments surrounding well-designed communal gardens, complete with a tennis court, gym, and bar. The complex is situated a short distance from Shipley and Saltaire railway stations, providing direct rail access to Leeds, Bradford, and Skipton. Local amenities include a wide range of shops, bars, and restaurants, as well as recreational facilities, scenic walks, and excellent road links. The property briefly comprises an inner hallway, lounge/kitchen, one double bedroom, and shower room w/c. The property further benefits a Juliet Balcony with views over the River Aire

- 1) Lease Length - 125 years
- 2) Lease Start Date - 1st January 2005
- 3) Monthly Service Charge - £562.44 Quarterly
- 4) Annual Ground Rent £300.35
- 5) Yearly Insurance Premium £598.43





Approximate total area⁽¹⁾
442.47 ft²

(1) Excluding balconies and terraces

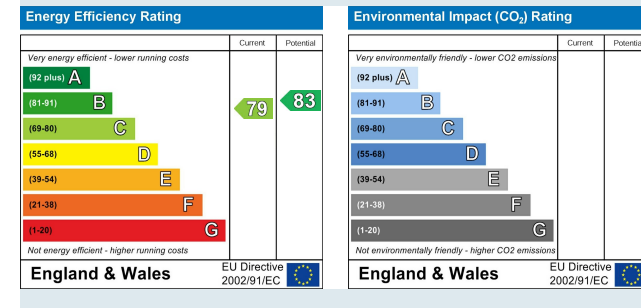
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Council Tax: B

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

Viewing

Please contact our Hunters Shipley Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.

7-9 Briggate, Shipley, BD17 7BP

Tel: 01274 594040 Email:

shipley@hunters.com <https://www.hunters.com>



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