



**Apartment Salts Mill Road, Shipley BD17 7EG**

*welcome to*

## **Apartment Salts Mill Road, Shipley**

Modern duplex living in a character-filled mill conversion! This stylish two-bedroom duplex apartment offers outdoor space, on-site amenities, and a prime location near Saltaire and excellent transport links - ideal for those seeking lifestyle and convenience in one unique home.





Set within the award winning mill conversion at Salts Mill, this stylish duplex apartment forms part of a vibrant purpose built complex featuring tennis courts, a residents' gym, a licensed bar bistro (and even a hot yoga studio) . Accessed via a secure communal entrance with video entry, lift service and intercom system, the property also benefits from beautifully maintained shared gardens and a designated parking space.

On the ground floor, an entrance hall leads into a modern open plan kitchen-equipped with integrated appliances and a sleek range of wall and base units, with additional storage currently used as a wine cellar -- flowing into a bright dining and lounge area, alongside a practical guest W.C also with additional storage. The first floor hosts two double bedrooms: one currently used as a secondary lounge, complete with en suite and its own garden roof terrace, with stunning views towards Baildon moor; the second served by a separate house bathroom with shower cubicle. The finish throughout is of a high standard, with stylish fixtures and fittings.

Ideally positioned a short walk from Shipley train station, the apartment offers excellent commuter links to Leeds and Bradford, while Saltaire's charming UNESCO listed village-with its independent cafés, galleries, riverside walks and community atmosphere-is just minutes away .



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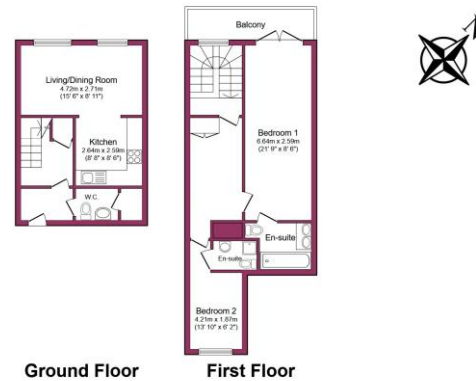
- Two-bedroom duplex apartment in award-winning mill conversion
- Bright open-plan kitchen, dining and lounge space
- Private balcony accessed from upper-level room
- Two modern bathrooms including en-suite
- Secure communal entrance with lift and intercom system

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4140.45

Ground Rent: 573.73

This is a Leasehold property with details as follows; Term of Lease 130 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.holroydstateagents.co.uk



Please note the marker reflects the postcode not the actual property

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Awaiting Photograph



Property Ref:  
BNG102689 - 0003

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**01274 566837**



[bingley@holroydstateagents.co.uk](mailto:bingley@holroydstateagents.co.uk)



146 Main Street, BINGLEY, West Yorkshire,  
BD16 2HL



**[holroydstateagents.co.uk](https://holroydstateagents.co.uk)**