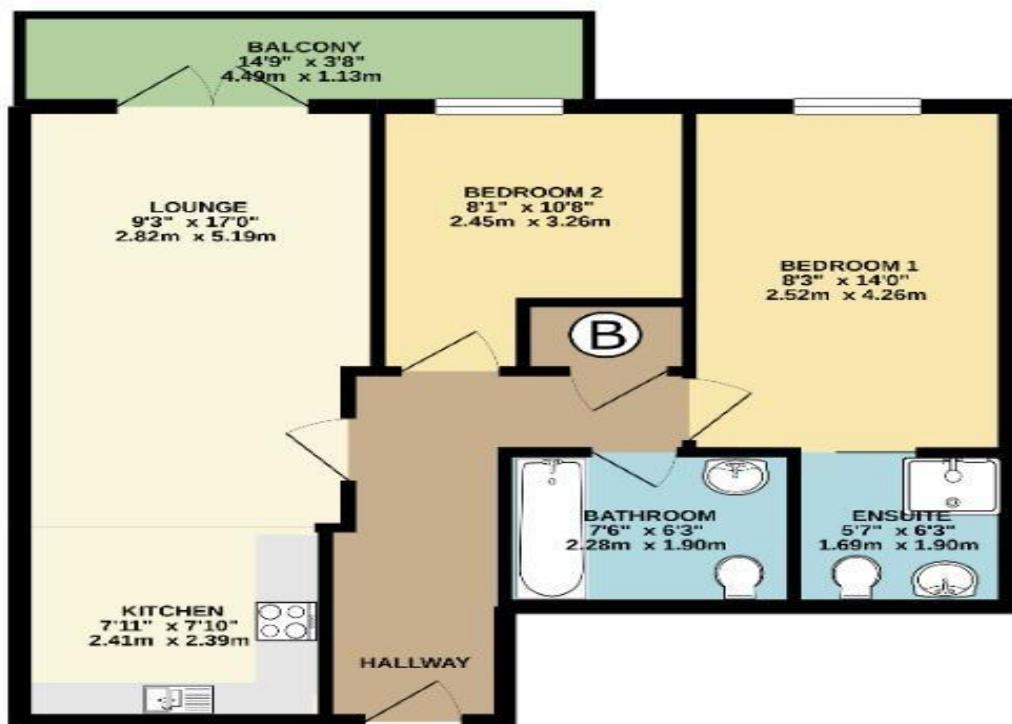
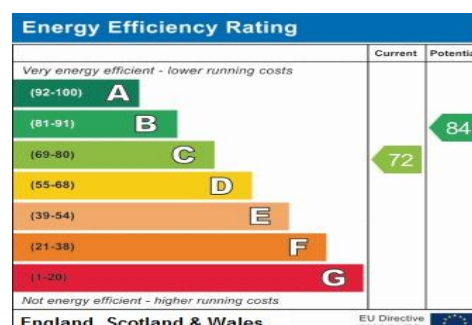


APARTMENT



BELVOIR!

Belvoir Leeds North West
49 Oxford Road, Guiseley, Leeds, LS20 8AB
01943851357 | leedsnorthwest@belvoir.co.uk
www.belvoir.co.uk/leeds-north-west



35 Masons Mill, Salts Mill Road, Shipley, , BD17 7EA
Asking Price £120,000

BELVOIR!



35 Masons Mill Victoria Mills, Salts Mill Road, Shipley, Bradford, BD17 7EA

- LOTS OF CHARACTER
- BALCONY
- ENSUITE TO MASTER BEDROOM
- PARKING FOR 1 VEHICLE
- COMMUNAL LANDSCAPED GARDENS
- ONSITE GYMNASIUM & TENNIS COURT
- WITHIN WALKING DISTANCE TO THE TRAIN STATION
- 3RD FLOOR

A very nicely presented 2-bedroom apartment forming part of the Masons Mill building at the sought after Victoria Mills complex. Located within easy access to local amenities, train station and links into the city centre, this is a real commuter hotspot!!

This unique complex has plenty to offer its residents with beautiful well maintained landscaped gardens with water feature, tennis court, onsite gymnasium , secure parking and more.

The apartment is found on the 3rd floor, offering lots of character inside with striking exposed brick and beams and briefly comprises of;

Entrance hallway with intercom phone entry system and access to the utility cupboard housing the hot water system and washer dryer. Open plan Kitchen lounge with access to the balcony. The kitchen complete with electric oven and hob with cooker hood over, integrated fridge freezer and dishwasher. The master bedroom is a good size double with access to the ensuite shower room, a further small double bedroom and mains bathroom with shower over bath.

Please note there is a strict no pet policy on the complex.



Communal Entrance

Accessed through an electronic key fob operated door leading through to the communal hallway with stair and lift access to all floors. The apartment is located on the third floor.

Hallway

With oak door leading into the hallway with oak engineered flooring, neutral painted walls, electric wall mounted heater, entry phone system and access to the utility cupboard housing the hot water tank and washer dryer.

Kitchen / Lounge

2.82m x 7.58m (9.3ft x 24.9ft)

Open plan with continued oak engineered flooring, the living room with striking exposed brick feature wall with patio doors leading to the balcony. Wall mounted electric heater, television aerial and phone point. The kitchen has a range of wall and base units with work top over incorporating a sink with drainer, electric oven, ceramic 4 ring hob with cooker hood chimney extract over, integrated dishwasher and fridge freezer.

Bedroom 2

2.45m x 3.26m (8ft x 10.7ft)

A small double bedroom with feature exposed brick wall and large double glazed window, carpet flooring and electric wall mounted heater

Bathroom

A fully tiled bathroom with three piece suite comprising of panelled bath with shower over and shower screen, hand wash basin incorporating a vanity unit under, low level flush toilet, wall mounted heated towel radiator and useful shavers socket.

Bedroom 1

2.52m x 4.26m (8.3ft x 14ft)

A good size double bedroom with feature exposed brick wall with large double glazed window, fitted carpet flooring and electric wall mounted heater.



Ensuite

Entered via a frosted glass sliding door from the master bedroom with tiled walls, shower with square cubicle, hand wash basin with vanity unit under and low-level flush toilet. Wall mounted heated towel rail and shavers socket

Leasehold information

The vendor advises; Ground rent £320.73 per annum, Service Charge £506.03 per quarter, building insurance £939.32. Lease term 125 years from 2005.

Disclaimer - Leeds North West

Disclaimer We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Referral Fee

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to a solicitor. We may receive a fee of £0.00 if you use their services.

