



**Salts Mill Road, Shipley BD17 7EJ**

**welcome to**

**Salts Mill Road, Shipley**

For sale with no upper chain, cash buyers only is this two bedroom second floor apartment positioned in the highly desirable Salts Mill development. Having an on site gym, tennis court and restaurant the property is ideal for modern living!



## Hallway

Access into all rooms with two storage cupboards.

## Living Kitchen

17' 2" x 14' 11" ( 5.23m x 4.55m )

Wood effect flooring, three windows and wall heaters. A range of wall and base units with complementary work tops, stainless steel sink with mixer tap and drainer.

## Bedroom One

15' x 8' 1" ( 4.57m x 2.46m )

Window and wall mounted heater.

## En-Suite

A white three piece suite comprises: walk in shower unit, low flush W.C and a wash hand basin. Tiled walls and flooring.

## Bedroom Two

13' 5" x 8' 4" ( 4.09m x 2.54m )

Window and wall mounted heater.

## Bathroom

A white three piece suite with bath with shower over and a glazed shower screen, low flush W.C and a wash hand basin. Tiled walls and flooring.



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## Salts Mill Road, Shipley

- Cash buyers only
- Two bedroom apartment
- Positioned on the second floor
- Shower room & bathroom
- On site gym & restaurant

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jun 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP109609 - 0018

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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.



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