





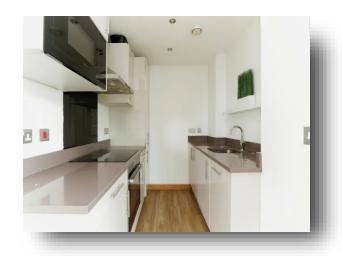


welcome to

Apartment 502 Salts Mill Road, Shipley

WOW WHAT AN APARTMENT!! Three bedroom penthouse apartment in the popular complex of Victoria Mills. Offering spacious accommodation over three floors and boasting two balconies. Allocated parking & use of communal grounds. Energy Rating: C













Hallway

A fire door leads into the entrance hall with staircase rising to the first floor and doors into the W.C and living room.

Living Room

16' 3" x 13' (4.95m x 3.96m)

A light and airy room with wood effect flooring, ample natural light with windows and a door leading out onto the balcony.

Kitchen

6' 7" x 5' 11" (2.01m x 1.80m)

A stylish high gloss kitchen with wall and base units with complementary work tops with matching upstand. Integral electric oven with hob and extractor, microwave, fridge freezer, washing machine and dishwasher.

W.C

A white two piece suite with low flush W.C and wash hand basin.

First Floor Landing

Access into bedroom two and three. Staircase to the second floor landing.

Bedroom Two

16' 7" x 9' 1" (5.05m x 2.77m)

A spacious room with door leading out onto the balcony, and door into the en-suite shower room.

En-Suite

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

Bedroom Three

16' 6" x 9' 10" (5.03m x 3.00m)

A dual aspect room with two windows offering great natural light.

Second Floor Bedroom One

12' x 8' 9" (3.66m x 2.67m)

Another generous size room with Velux windows

offering great natural light and a floor to ceiling window. Electric heating and door into the en-suite bathroom.

En-Suite Bathroom

A contemporary four piece bathroom, with free standing bath, walk in shower unit, low flush W.C and a wash hand basin. Velux window, tiled walls, flooring and a television built into the wall.

Exterior

With full use of the landscaped gardens including the tennis court, chess set and on site gym and restaurant. Allocated parking.





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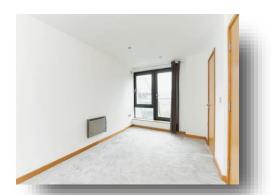
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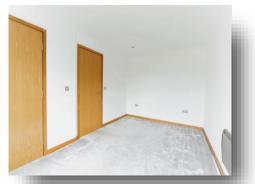
- Penthouse apartment
- Three bedrooms
- Three W.C.
- Two balconies
- Stylish kitchen & bathrooms

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 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.

£180,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP109637



Property Ref: SHP109637 - 0018 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 quidance 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.





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