



Salts Mill Road, Shipley

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.co.uk



- NO UPPER CHAIN
- PARKING SPACE
- CLOSE TO TRAIN STATION
- VACANT
- SPACIOUS ONE BEDROOM APARTMENT
- BEAUTIFUL COMMUNAL GARDENS
- EWS1 COMPLIANT



Spacious one bedroom apartment available on the market with no onward chain. Ideal property for investment or getting onto the property ladder.

The property comprises in brief, open plan lounge/kitchen with integrated appliance, bedroom and shower room. The property benefits from a parking space located in a secure multi-storey car park, intercom entry phone system and beautiful communal gardens.

The award winning and popular 'Victoria Mills' complex is set alongside River Aire on the outskirts of Shipley, within easy access into the Town centre, Saltaire and Baildon and walking distance to the local train stations providing regular services into Leeds and Bradford.

Please call to arrange a viewing.

TENURE: Leasehold

LEASE LENGTH: 105 years remaining

GROUND RENT: £206.83 per annum

SERVICE CHARGE: £173.75 per month

COUNCIL TAX BAND: B

Price Guide: £50,000

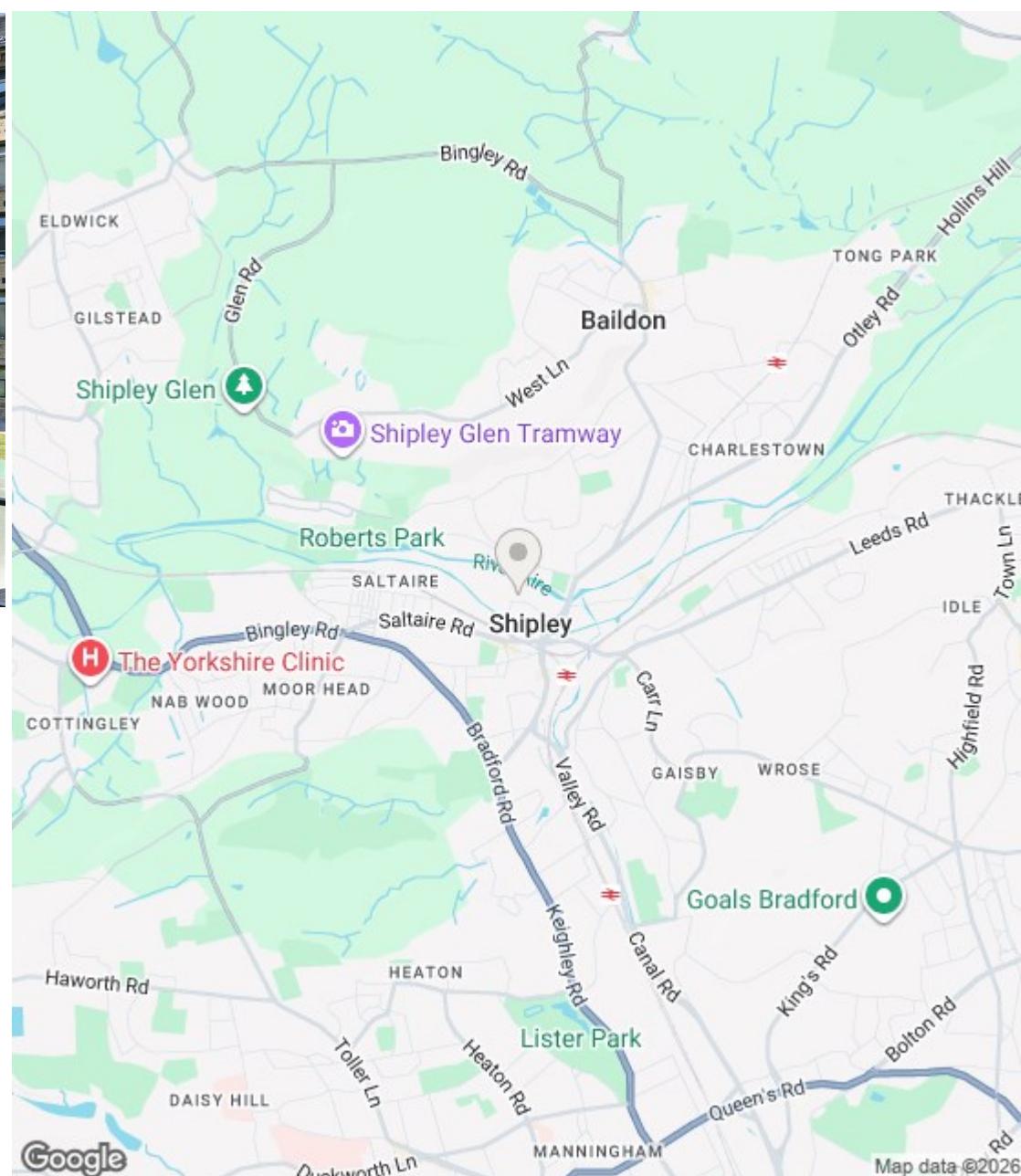


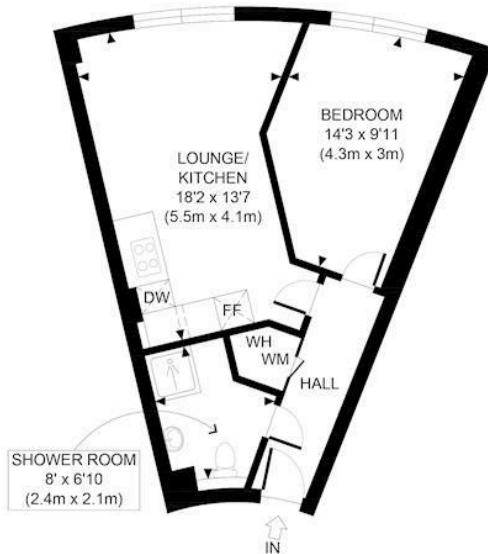




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





GROSS INTERNAL
FLOOR AREA 432 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 432 SQ FT / 40 SQM	Salts Mill Road
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 05/07/21
	photoplan 

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