



Salts Mill Road, Shipley

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

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

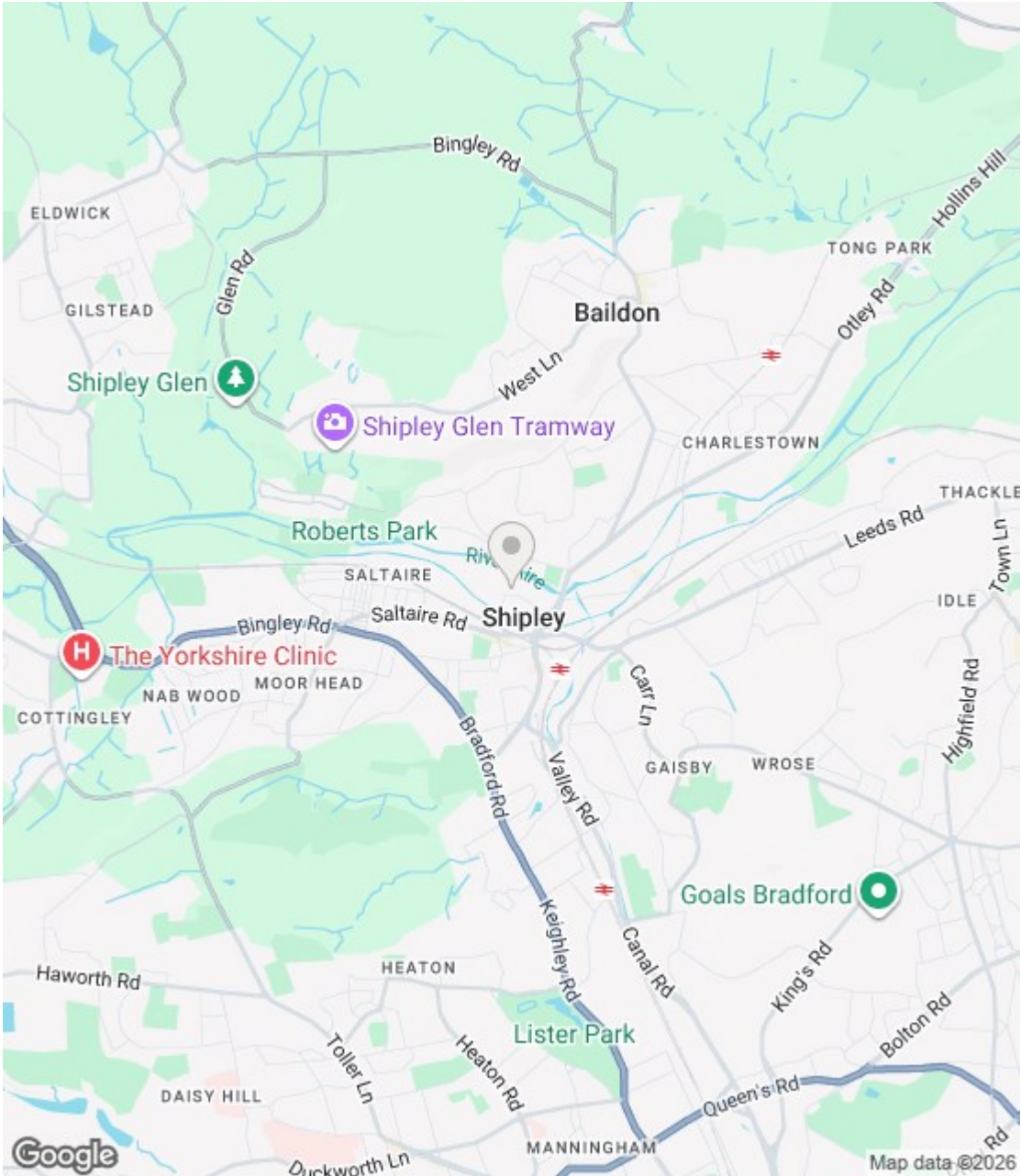
| | Current | Potential |
|---|----------------------------|----------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher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

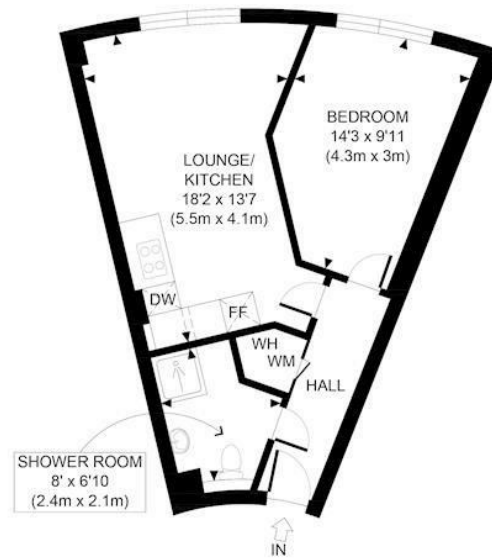
83

85


Environmental Impact (CO₂) 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 | 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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