



Salts Mill Road, , Shipley, BD17 7DG

- Two Bedroom Duplex Apartment
- Parking Space
- Close to train station
- Deposit alternative available
- Council Tax Band D
- Move in good time for Christmas!
- On-site leisure facilities
- New carpet and decor
- EPC rated D

£1,100 Per Month



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DESCRIPTION

**** DUPLEX APARTMENT ****

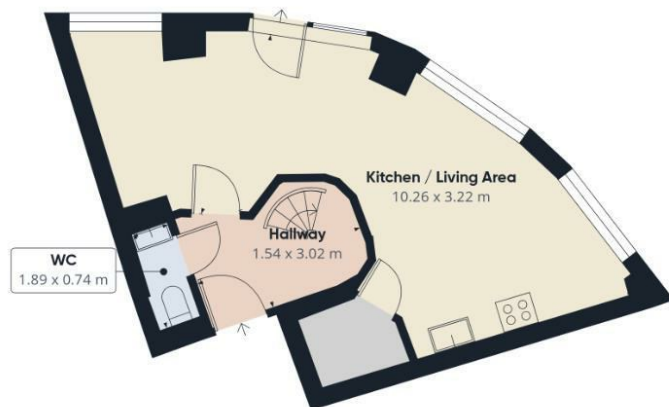
Hunters Estate Agents are delighted to offer to the market this two bedroom duplex apartment. This modern apartment located in Northern Lights. An award winning complex within walking distance of Shipley Centre and its plentiful amenities and Train Station. The property is also conveniently positioned next to Saltaire, a World Heritage Site which has an abundance of bars, restaurants and shops. This stunning apartment also comes with access to the on-site facilities including the gym and bistro. On-site parking for 1 vehicle is included.

Internally the property briefly comprises entrance hallway with intercom entry phone system, guest w/c, open plan Kitchen / Lounge, the Kitchen complete with integrated appliances including dishwasher, fridge freezer, washing machine, oven and hob with extractor over. First floor bedroom one with en-suite, second bedroom and house bathroom. The property features a stunning wrap around balcony overlooking the development and beyond.

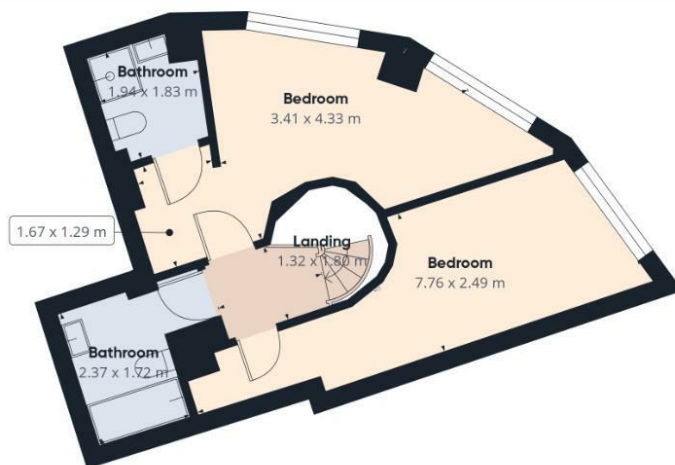
Deposit Alternative Available.
EPC Rating C.







Floor 0



Floor 1

Approximate total area¹⁾
77.3 m²
Reduced headroom
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewings

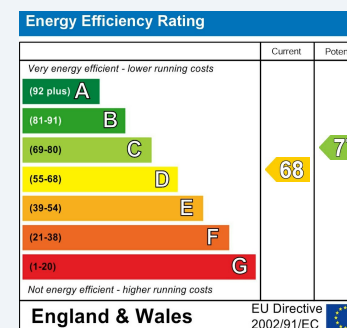
Please contact shipleigh@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.