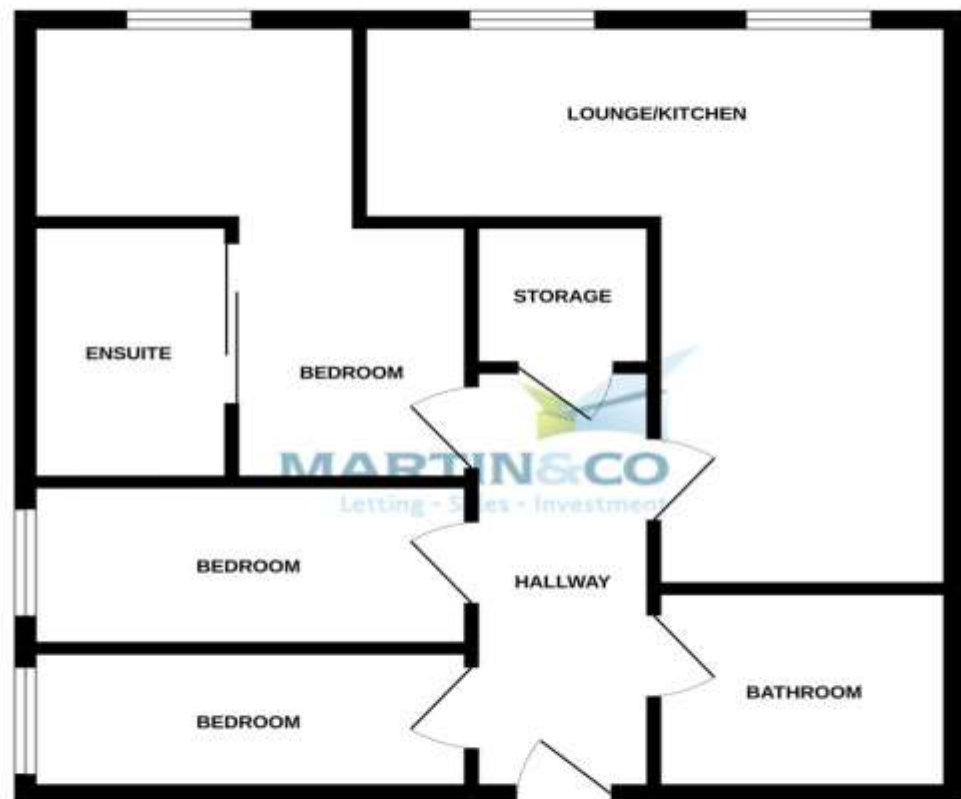


GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save for goods made with materials 1/2/2012



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Masons Mill, Salts Mill Road, BD17

£169,000 Leasehold

Three Bedroom Apartment

EPC Rating: C

Martin & Co Saltaire
1 Daisy Place • Saltaire • BD18 4NA
T: 01274589132 • E: saltaire@martinco.com

01274589132
<http://www.martinco.com>



**Masons Mill
ShIPLEY
BD17**

Key features:

- Three Bedroom
- Ground Floor
- Two Bathrooms
- On Site Security
- On Site Gym, Tennis Court And Restaurant
- Gated Development
- Council Tax Band: D
- Lease remaining - 110 years



Why you'll like it

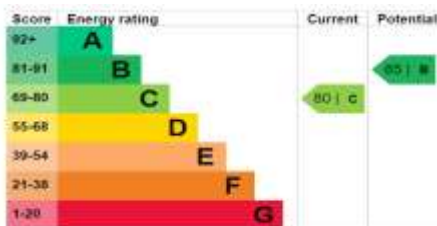
Deceptively spacious three bedroom ground floor apartment located in the highly sought after Victoria Mills development. Ideal for first time buyers, investors and professionals alike. Situated within walking distance of ShIPLEY train station and Saltire village with all the local amenities this has to offer.

Briefly comprising: entrance hall with intercom system. Lounge with large feature windows and exposed brick feature wall. Modern kitchen with ample wall and base units and integrated appliances. House bathroom with three piece suite and shower over bath. Master double bedroom with en suite and walk in shower. Second double bedroom and a single which could double as a home office/study.

The property benefits from exposed brick feature walls throughout in keeping with the converted mill feel of the development.

The outside of the property benefits from communal tennis court, allocated resident parking, on site security, on site gym, on site restaurant all contained within a secure gated development.

Viewing is highly recommended to appreciate the character and living style this property has to offer.



LOUNGE/KITCHEN 15' 8" x 17' 7" (4.80m x 5.37m)

BEDROOM 8' 10" x 8' 3" (2.70m x 2.53m)

EN SUITE 6' 5" x 7' 10" (1.96m x 2.39m)

BEDROOM 12' 7" x 7' 10" (3.86m x 2.39m)

BEDROOM 7' 6" x 12' 8" (2.30m x 3.87m)

BATHROOM 7' 10" x 6' 3" (2.40m x 1.92m)

