



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.

Oastler Road, Saltaire, BD18

£130,000 Leasehold

Two Bedroom Apartment

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Oastler Road
Saltaire
BD18

Key features:

- Two Bedroom First Floor Apartment
- Gas Central Heating
- Perfect For First Time Buyers
- Allocated Parking Space
- Excellent Location
- NO CHAIN
- Council Tax Band: B
- Leasehold Years Remaining: 80



Why you'll like it

Exciting Opportunity to purchase this Two Bedroom First Floor Apartment extremely well placed on the edge of Saltaire Village and within a stones throw of Saltaire's Gordon Terrace/Bingley Road. Benefitting from'; gas central heating, allocated parking and two double bedrooms.

Extremely well place within walking distance of Saltaire Gordon Terrace/Bingley Road offering an excellent range of amenities including independent shops, convenience store, bar and restaurants. A stones throw from the world heritage site of Saltaire village and Saltaire Train Station offering excellent links to Skipton and Leeds

HALL Excellent hall space with separate porch

LOUNGE/DINER 16' 8" x 11' 9" (5.1m x 3.6m) Large lounge with carpet flooring, feature marble fireplace and hearth with fitted gas fire, serving hatch to kitchen and large window providing ample natural light

KITCHEN 11' 9" x 7' 10" (3.6m x 2.4m) with a comprehensive range of fitted wall and base units, complimenting work surfaces and part tiling

to the walls. Integrated electric oven and four ring gas hob. Inset stainless steel sink unit with mixer tap. Plumbing for an automatic washing machine. Serving hatch to the living room and wall mounted Glow Worm gas central heating boiler

BEDROOM ONE 10' 9" x 8' 10" (3.3m x 2.7m) Large double bedroom with carpet flooring and window to the rear providing ample natural light

BEDROOM TWO 11' 11" x 8' 0" (3.65m x 2.45m) Second large double bedroom with window to the front providing ample natural light

SHOWER ROOM 8' 10" x 4' 11" (2.7m x 1.5m) with three piece white suite comprising tiled shower cubicle, pedestal wash hand basin, low level w.c., airing cupboard and fully tiled walls

TO THE OUTSIDE The property has an allocated parking space to the rear

TENURE We are advised by the Vendors that the property is long leasehold, being the remainder of a 125 year lease from 1979, a 90 year lease extension has been applied for and should be granted shortly. An annual ground rent of £40.00. Any external repair / maintenance costs are divided equally between residents at the time the works are carried out this varies yearly roughly under £160 is payable.

This is advised from the vendors

