



Approximate net internal area: 417.13 ft<sup>2</sup> / 38.75 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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**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.

## Salts Mill Road, Shipley, BD17

Auction Guide Price £47,000

Leasehold

One Bedroom Apartment

EPC Rating: B

**Martin & Co Saltaire**  
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Salts Mill Road  
BD17

Key features:

- One Bedroom Apartment
- For Sale by Modern Method Of Auction – T & C's apply
- Subject To Reserve Price
- Buyers Fees Apply
- Leisure Facilities On Site
- No Onward Chain
- Service Charges: £2224
- Ground Rent: £350



Why you'll like it

AUCTIONEER COMMENTS This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Beautifully presented modern One bedroom apartment in the award winning complex of Victoria Mills. Viewing is essential

This one bed apartment comprises; entrance hall, House bathroom with walk in shower, Double bedroom, open plan kitchen diner with integrated appliances and lounge.

The property benefits from secure parking within a multi-story carpark, On site bar, On site leisure facilities and tennis court and 24 hour security.

Viewing is essential.

HALL

KITCHEN/LOUNGE 11' 8" x 18' 2" (3.58m x 5.56m)

BEDROOM 14' 7" x 10' 4" (4.47m x 3.15m)

BATHROOM 5' 4" x 8' 0" (1.65m x 2.44m)

