



Moving is easy with...

**LINLEY &
SIMPSON**



SALT MILLS ROAD, SHIPLEY, BD17 7DD

This property offers spacious accommodation in this well-established and stylishly converted apartment block. Set within close proximity of the World Heritage site of Saltaire with heaps of character and charm with its well appointed shops, amenities, bars and restaurants along with parks, canal and riverside walks.

Offers In Region Of £110,000



www.linleyandsimpson.co.uk

This property offers spacious accommodation in this well-established and stylishly converted apartment block. Set within close proximity of the World Heritage site of Saltaire with heaps of character and charm with its well appointed shops, amenities, bars and restaurants along with parks, canal and riverside walks.

Many benefits are on offer which include: integral kitchen appliances, allocated secure parking, 24/7 CCTV plus on site security, gymnasium, tennis court, oversized chess board and bar and bistro. Briefly the apartment comprises of: Entrance hall with storage cupboard, open plan living room with breakfast kitchen, master bedroom and shower room.

ENTRANCE HALL

Wood entrance door, two built-in cupboards.

LOUNGE 6'1" x 25'2" (1.86m x 7.68m)

Juliette window to front, electric radiator.

KITCHEN

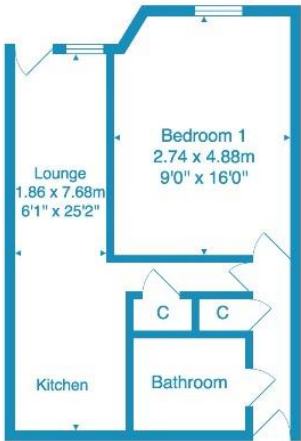
Fitted wall and base units, built-in electric oven and hob, extractor hood, tiled floor, integrated fridge freezer, integrated dishwasher, integrated washing machine.

BEDROOM ONE 9'0" x 16'0" (2.74m x 4.88m)

Window to front, electric radiator.

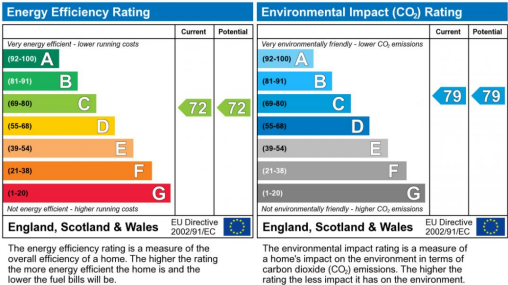
EXTERIOR

Allocated underground parking space.



All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



Additional Information

LEASEHOLD: We are informed by the vendor that the property is leasehold. We are awaiting confirmation of the full leasehold details for the property. A buyer is advised to obtain verification from their solicitor or legal advisor.

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.