



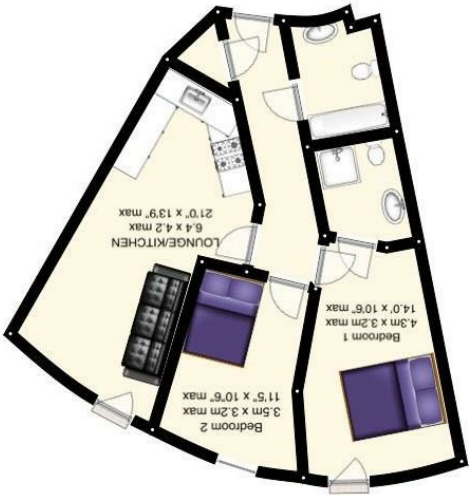
Victoria Mills, Salts Mill Road, Shipley BD17 7EE
Asking Price £125,000

BELVOIR!



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower CO ₂ emissions	A
(92 plus)	
(61-91)	B
(55-60)	C
(45-54)	D
(35-44)	E
(25-34)	F
(15-24)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
Current	79
Target	81
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	
(61-91)	B
(55-60)	C
(45-54)	D
(35-44)	E
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(15-24)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Current	85
Target	81
Energy Efficiency Rating	



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Victoria Mills, Salts Mill Road, Shipley BD17 7EE

- 3RD FLOOR MODERN APARTMENT
- 2 DOUBLE BEDROOMS
- ENSUITE TO MASTER BEDROOM
- UTILITY CUPBOARD
- PARKING FOR 1 VEHICLE
- FURNITURE CAN BE INCLUDED
- JULIETTE BALCONY with RIVER VIEWS
- 24/7 ONSITE CONCIERGE
- ONSITE GYMNASIUM
- COMMUNAL GARDENS

A superb 2 bedroom, modern apartment located on the 3rd floor of the popular purpose built VM1 building at the AWARD WINNING Victoria Mills complex. On the outskirts of Shipley, along the river Aire, close to the town centre and its array of amenities including supermarkets, shops, local market and train station which provides regular services into Leeds and Bradford within 12 minutes. The complex enjoys secure parking for each apartment located within the onsite multi-storey carpark, visitors parking, onsite gymnasium, tennis courts, bistro and 24/7 onsite concierge service.

This particular apartment enjoys beautiful river views and has Juliette balconies in the Lounge and master bedroom and briefly comprises of;

Entrance hallway with intercom entry system and access to the cupboard housing the hot water system, washer dryer and provides invaluable storage, open plan lounge / kitchen, the lounge has large windows allowing lots of natural light, the modern fitted kitchen has integrated appliances including dishwasher, fridge freezer, oven, hob and cooker hood. The master double bedroom has ensuite shower room, a further double bedroom and main bathroom with shower over bath.

Communal Entrance

Accessed through an electronic key fob operated door leading through to the hallway with fitted carpets, stair and lift access to all floors. Post boxes are located on the ground floor. The apartment is located on the 3rd Floor.

Hallway

Having an oak wooden entrance door leading into the hallway with carpet flooring, painted walls, spot lights to the ceiling, intercom entry phone system, electric wall mounted heater. Access to all rooms and access to the cupboard housing the apartment's hot water system, washer / dryer machine and provides invaluable storage.

Lounge

with fitted carpet, large windows and Juliette balcony access with picturesque River Aire views. Ceiling spot lighting, painted walls, electric wall mounted heater and TV and telephone point.

Kitchen

Modern fitted kitchen with a range of wall and base units with complimentary work top over and glass tile splash back incorporating a sink with mixer tap and drainer, ceramic hob with cooker hood extract over, electric oven and integrated fridge freezer and dishwasher. Ceiling spot lights and under unit lighting and tiled flooring.

Bedroom 2

Double bedroom with fitted carpet, large double glazed windows overlooking the river allowing lots of natural light, painted walls, ceiling spot lights and electric wall mounted heater.

Bedroom 1

Spacious double bedroom with large windows overlooking the river with Juliette balcony door, fitted carpet flooring, painted walls, ceiling spot lighting and wall mounted electric heater. Access to the ensuite shower room.

Ensuite

Fully tiled with shower cubicle, hand wash basin with mixer tap and low level flush toilet. Wall mounted electric towel radiator, useful shavers socket and ceiling spot lighting.

Bathroom

Fully tiled with three piece suite including panelled bath with mixer tap and shower over with glass shower screen, hand wash basin with mixer tap, wall mounted mirror over and useful shaver socket and a low level flush toilet. Wall mounted towel radiator and ceiling spot lighting.

Leasehold information

The Vendor advises;

Services charges are £379.33 per quarter.

Annual ground rent £356.26

Annual Buildings Insurance £479.57

Length of lease: 125 years from 01 Jan 2005 to 31/12/2129

Years to run: 111 years approx.

Disclaimer - Leeds NW

Disclaimer We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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