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HIRST MILL, SHIPLEY, BD18 4DA

**** FOR SALE BY MODERN METHOD OF AUCTION**** A RARE OPPORTUNITY has arisen to purchase this unique spacious character ground floor apartment which forms part of 'Hirst Mill' situated in a back water location close to Saltaire Village.

Offers Over £125,000

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This delightful property has a spacious, living, dining, kitchen area with integrated appliances conservatory opening to the garden and decked area, two bedrooms, house bathroom and separate shower room, garage and parking.

The apartment has recently been renovated through out with flood defences installing including all windows and doors. The property can be found between Hirst Locks, the River Aire and Hirst Woods. A particular feature to this property is the private garden and jetty onto the River Aire which will appeal to keen fishermen and boat lovers.

ACCOMMODATION

ENTRANCE HALL

With a built in cupboard, radiator and tiled floor.

LOUNGE 19'4" x 16'2" (5.89m x 4.93m)

With two windows to the side and one to the front elevation and three radiators. Door to conservatory.

CONSERVATORY

With double glazed windows to the side and rear. A double glazed french door and tiled floor.

KITCHEN

With a range of fitted base and wall units with work surfaces over. Single drainer sink. Electric cooker point with extractor hood over. Part tiled walls and a tiled floor. Space for a fridge/freezer, dishwasher and washer/dryer.

BEDROOM ONE 10'3" x 15'0" (3.12m x 4.56m)

With a window to the front elevation and a radiator.

BEDROOM TWO 9'0" x 15'0" (2.73m x 4.56m)

With a window to the front and a radiator.

SHOWER ROOM

A white three piece suite comprising a pedestal wash hand basin, low level W.C. and a step in shower cubicle. Part tiled walls and a tiled floor. Extractor fan and radiator.

BATHROOM

With a white three piece suite comprising, panelled bath, pedestal wash hand basin and low level W.C. Tiled walls and floor. Extractor fan, radiator and spotlights.

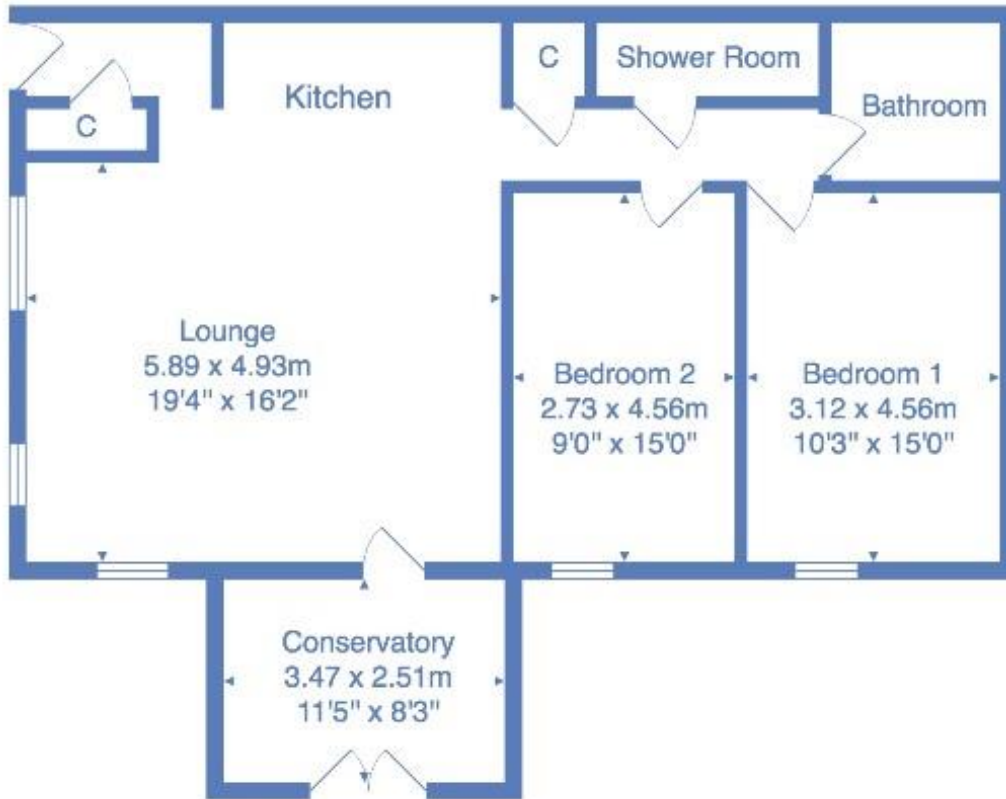
OUTSIDE

SIDE GARDEN

There is a paved patio area overlooking the river, gravelled area and planted borders.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Auction powered by iam-sold Ltd.





Total Area: 89.7 m² ... 965 ft²

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C		79	(69-80) C
(55-68) D	67		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Additional Information

AGENTS NOTE: THE PROPERTY LIES ON A FLOOD PLAIN-PLEASE CONTACT THE OFFICE FOR FULL DETAILS. Ground rent is approx £20 P.A. Communal electricity charge is approx £50 P.A. There are approx 144 years left on the lease (150 from 2012). There is also a communal charge for insurance which includes flood damage for all properties in the branch which is approx. between £200-£250.

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.