



405 NORTHERN
LIGHTS, SALTS MILL
ROAD, BD17 7DG

£85,000

1 Bedroom Flat

EPC Rating: C

LINLEY &
SIMPSON

A GUARENTEED INVESTMENT! Available for sale is this immaculate fourth floor apartment in a purpose built block on Salts Mill Road between Saltaire and Baildon. This is a serviced apartment in collaboration with short term let experts Vivo who guarantee £600pcm income making this an 8% net yield!

ShIPLEY is a fantastic area, being very close to the popular village (and world heritage site) Saltaire, and all of the amenities which are located within. The area is ideal for a range of buyers including first time buyers and young families who will be attracted to the aesthetic beauty of the town and also the proximity to many sought-after local schools and academies. Ready access to the Aire Valley trunk road means that the Yorkshire Dales National Park, the stunning Pennine countryside around Haworth, and beautiful Wharfedale are all within comfortable driving distance. There are also fantastic train links into Leeds, Bradford and the surrounding towns via Shipley Train Station and Saltaire Train Station.

Fourth Floor

Intercom Entry

Accessed via intercom entry system which allows access into the front block. In this shared entrance the communal areas are clean, modern and heated.

Apartment Entrance

There is a modest internal hallway within the apartment providing access to the

Living/ Dining and Kitchen Room

The main room in this apartment is a multi-use reception room. Illuminated by a glass wall leading onto the private balcony. This is a bright, modern and warm room. There are three distinct areas being the living room, dining room and the tasteful kitchen with upgraded wall and base units throughout. There is a built in electric oven with hob, fridge freezer and washer/ drier too. The room is not only bright but as it is on the fourth floor the views over the courtyard making it feel very private.

Master Bedroom

The bedroom is a good size double bedroom which like the rest of the property is fully furnished to a very high standard. Like the reception room there is a nice view of the communal courtyard.

Bathroom

Located via the internal hallway the house bathroom which is fully tiled and comprises a nice three-piece suite with a corner shower, toilet and hand basin.

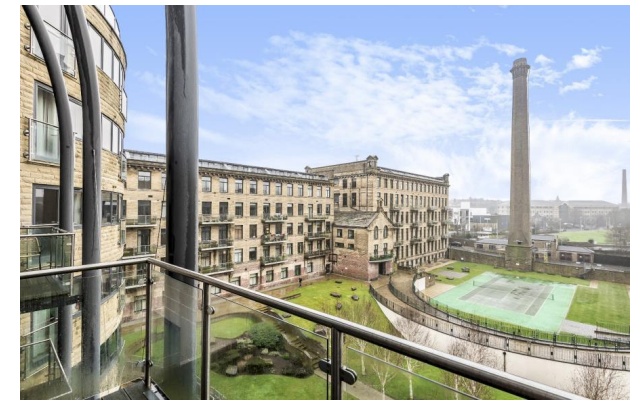
Extras and Leasehold Details

The apartment is run on electric central heating. The apartment has a parking space which is dedicated for this property, as well as use of visitor spaces too.

We are advised that this property is leasehold and has approximately 109 years remaining on the lease. The service charge is £1481.12 per year which is paid quarterly at £370.28. The ground rent is £435.58 per year too.

Vivo Serviced Apartment Deal

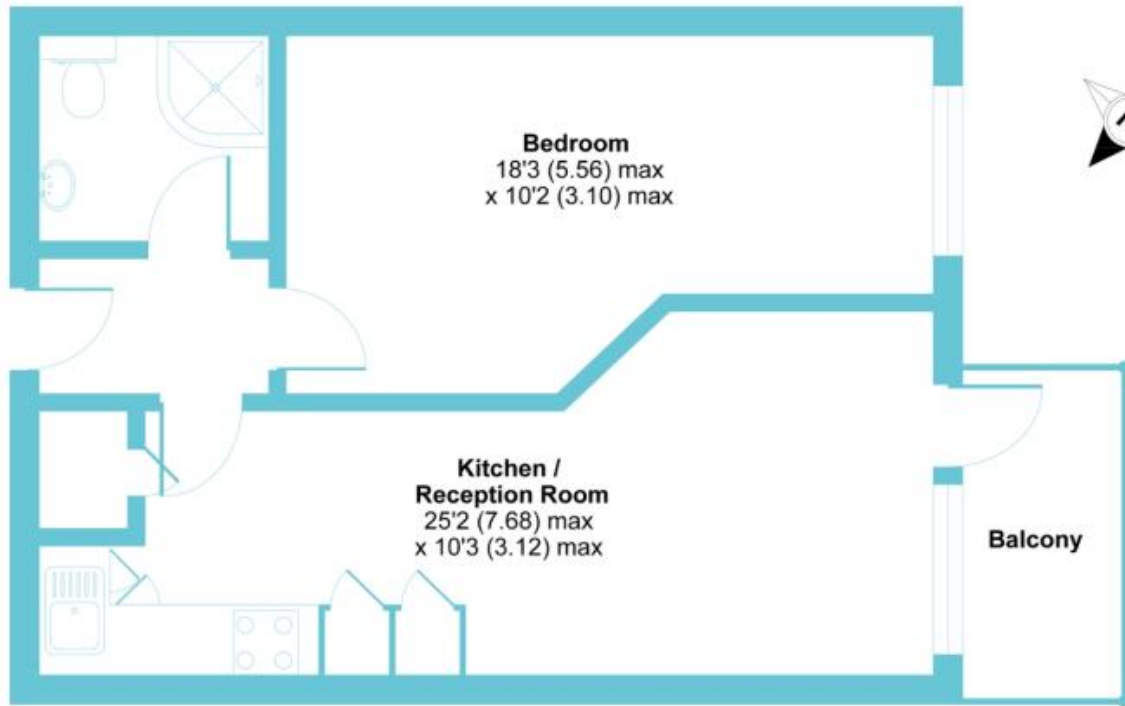
The property is currently in a rolling contract with Vivo Serviced Apartments who rent it out short term as a holiday/ professional let. As such the apartment will be sold as an investment in collaboration with Vivo. Vivo guarantee the landlord £600pcm income for this apartment, they also take responsibility for redecorating when needed, thorough cleaning and even paying for electricity used (but not the ground rent or buildings insurance). More information available on viewing.



Salts Mill Road, Shipley, BD17

Approximate Area = 460 sq ft / 42.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential), © richcom 2021. Produced for Linley & Simpson. REF: 687681

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		87
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.