



VM1, SALTS MILL  
ROAD, SHIPLEY, BD17  
7EN

Offers Over £140,000

2 Bedroom Flat

EPC Rating: C

LINLEY &  
SIMPSON

FOR SALE BY MODERN METHOD OF AUCTION. Being offered CHAIN FREE is this fantastic PENTHOUSE apartment in VM1. This DUPLEX apartment has accommodation over two floors and has a breath-taking large balcony looking over Saltaire Village and beyond. There is a car parking space, two double bedrooms and two bathrooms, and an additional downstairs W.C.

Viewing is recommended of this attractive and well appointed apartment that is part of the award winning Victoria Mills development that sits superbly on the borders of Saltaire, Shipley and Baildon. Ideal for those looking for a buy to let investment, these apartments have a broad appeal owing to its excellent specification and on site facilities that include 24 hour security, tennis courts, gym and concierge service. This particular property is situated to the rear of Victoria Mill 1 where it enjoys a pleasant outlook over the surrounding area. Its well planned living accommodation includes an entrance hall with useful storage cupboard, attractive open plan living area complete with a quality kitchen incorporating integrated appliances, has two good sized double bedrooms and two bathrooms. Access to the property is via a communal entrance with lifts as well as stairs and has an intercom entrance system.

#### **7TH FLOOR**

##### **COMMUNAL ENTRANCE**

Having intercom entry system. Lifts providing access to all floors and a separate staircase.

##### **ENTRANCE HALL**

Having a useful storage cupboard which is plumbed for a washing machine. There is also a downstairs W.C accessed via the entrance hall and there are two doors leading to the kitchen and living room.

##### **OPEN PLAN LIVING ROOM AND KITCHEN**

**\*\*Please see the floorplan\*\*** The living/ dining and kitchen space is a large space with huge windows looking out onto the balcony and beyond. There is a great amount of light into the reception spaces and the kitchen. The kitchen itself is very nice and modern and benefits from nice wall and base units as well as some integrated units.

#### **8th FLOOR**

##### **BEDROOM ONE**

A large double bedroom on the upper floor of the duplex, this bedroom is a big open space which is illuminated by large windows looking out over Saltaire.

##### **BATHROOM**

To the rear of the master bedroom is this good sized bathroom which houses a bath with an overhead shower, toilet and a hand basin.

##### **BEDROOM TWO**

Another large double bedroom almost the same size and shape as the master bedroom.

##### **EN-SUITE**

To the rear of the second bedroom is an en-suite which houses a shower cubicle, hand basin and toilet.

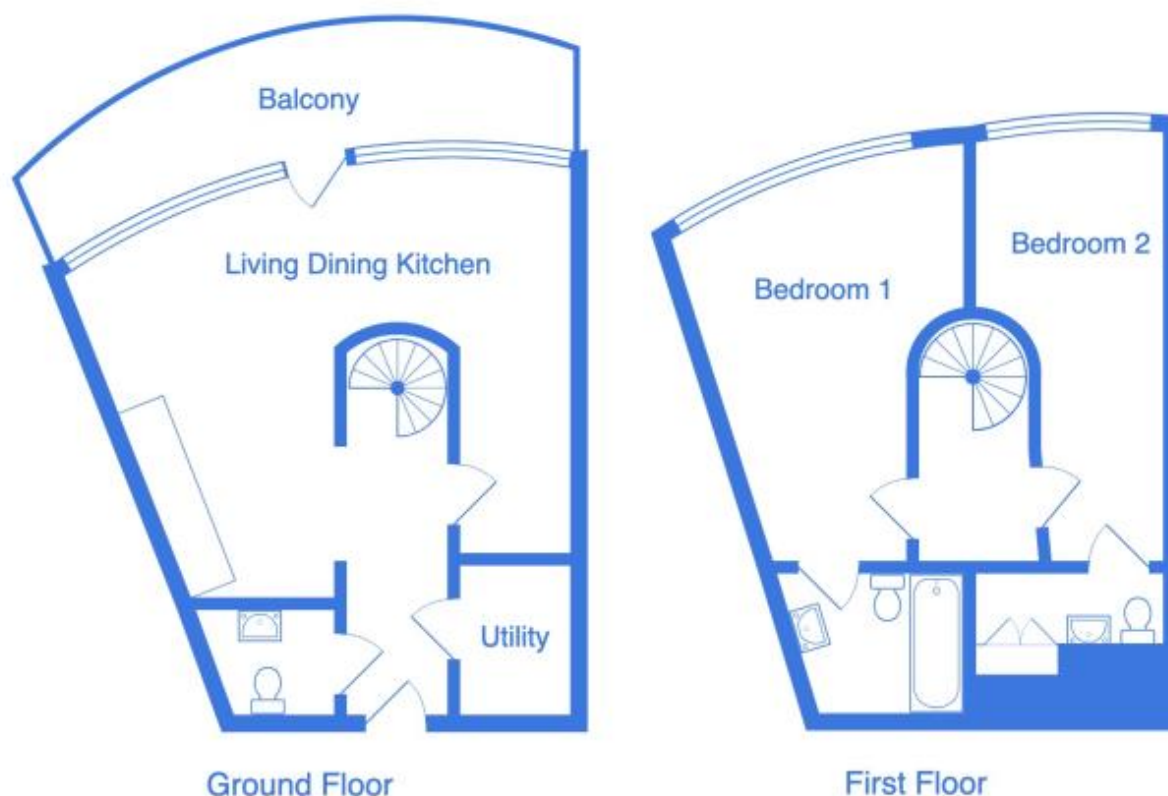
##### **OUTSIDE**

One of the features of Victoria Mills has to be its attractive, well tended communal grounds which includes a feature central tennis court and giant chess set. On site car park with visitor parking spaces, and an on site concierge service as well as the VM bar and grill if you are feeling peckish or thirsty.

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.







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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
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 (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	

## Additional Information

We await confirmation of lease details from the vendor.

### 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.