



Vm2, Salts Mill Road,
ShIPLEY, BD17 7DD
£125,000

2 Bedroom Flat

LINLEY &
SIMPSON

*****Two Bedroom Ground Floor Apartment***** Linley & Simpson are delighted to offer for sale this stunning and prestigious ground floor, two bedroom apartment located in the VM2 phase of the Victoria Mills complex with tenants currently in situ. Finished to a high standard, the apartment briefly comprises; a spacious and light dining/living area, a separate kitchen/breakfast area with a range of contemporary base and wall units and integrated appliances including a dishwasher. The master bedroom leads to a fully tiled en-suite shower room with shower, white wash hand basin and a toilet. Bedroom two is also a double bedroom. There is a separate house bathroom with a white three piece suite and shower over bath. A large storage cupboard housing water tank and washer/dryer is also present.

Victoria Mills is an award winning complex adjacent to the River Aire and within walking distance to the World Heritage site of Saltaire. It hosts 24 hour security, secure allocated parking, a convenience store, VM lounge bar and a gym and tennis courts all set within beautiful and well maintained grounds. Both Saltaire and Shipley train stations are also within walking distance giving excellent commuter links to Bradford and Leeds.

Current Rent - £695pcm

Accommodation

Entrance Hall

From the communal hallway is an entrance hall leading to all rooms with a built in storage cupboard.

Living/Dining Room

Open plan living/dining comprising a double glazed window, electric heating and access to the kitchen.

Kitchen

Fully fitted kitchen finished to a modern standard comprising a mixture of wall and base units, integral appliances and sink and drainer.

Principle Bedroom

The main double bedroom is to the left of the apartment, deceptively spacious, has a double glazed window and electric heating, and access to an en-suite shower room.

En-Suite

Fully tiled en-suite shower room comprising a wash hand basin and mixer taps, a pedestal w.c. and corner shower unit.

Bedroom Two

A second double bedroom currently used as a home office comprising a double glazed window and electric heating.

Bathroom

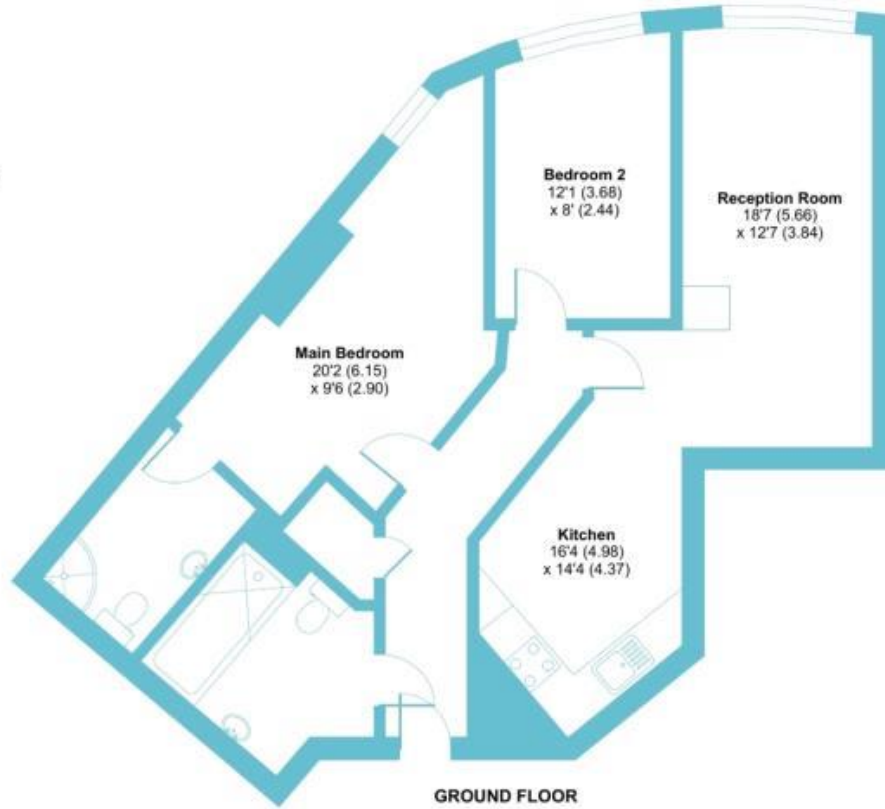
Fully tiled bathroom with a three piece suite comprising a bath with shower over, pedestal w.c. and wash hand basin with mixer taps.



Salts Mill Road, Shipley, BD17

Approximate Area = 794 sq ft / 73.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2022. Produced for Linley & Simpson. REF: 524022

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D		66	
(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:

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