DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Offers Over £110,000

- Stunning corner apartment
- Two double bedrooms
- Mill conversion
- Lift access
- Allocated parking space
- Prestigious development

Apartment 44, Old Mill, Salts Mill Road, Shipley, West Yorkshire, BD17

Delightfully situated within a prestigious and award winning residential mill conversion is a well presented corner two bedroom second floor apartment offering deceptively spacious living accommodation delightfully situated within a first class development.

77 Bingley Road, Saltaire, Shipley, West Yorkshire, BD18 4SB
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dacres.co.uk







Apartment 44, Old Mill, Salts Mill Road, Shipley, West Yorkshire, BD17 7EG

Bradford 4 miles, Leeds 12 miles, Skipton 19 miles (all distances approximate)

General remarks

Delightfully situated within a most prestigious development is a beautifully presented two bedroom apartment offering spacious living accommodation enjoying a superb aspect. The apartment is in our opinion tastefully presented throughout and includes quality kitchen, bathroom and ensuite facilities together with sealed unit double glazing and electric wall heaters. Indeed the property will appeal to a wide variety of potential purchasers and an internal inspection is fully recommended to appreciate this most attractive apartment. Outside the complex offers beautiful communal gardens, tennis court, onsite bar, restaurant, allocated parking space and visitor parking.

The accommodation comprises communal entrance hall with secure intercom giving access to the second by either lift or staircase . Entrance hall with store cupboard, Lounge with dining area with open plan kitchen, offering a range of recently installed quality base and wall units with integrated appliances, Master bedroom with ensuite shower room, bedroom two and quality bathroom.

The property is delightfully situated within a prestigious and award winning development close to Shipley town centre with its shops and amenities and superb road and rail links to Leeds and Bradford. The development also offers residents gym and on site bike storage at no extra cost. The location is close to the historic Saltaire village and Roberts park together with the Leeds Liverpool canal.

Directions

From Saltaire roundabout turn down Saltaire Road and proceed into Shipley, on reaching the first traffic lights turn left into Victoria Street and continue down to the roundabout,. Continue through the main gates and turn first right. Park at the front of the Main building and access can be found through the walkway beneath the building.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band C

Tenure, Services & Parking

- Leasehold
- Mains electricity, water and drainage are installed. Domestic heating is from electric wall heaters.
- Residents parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

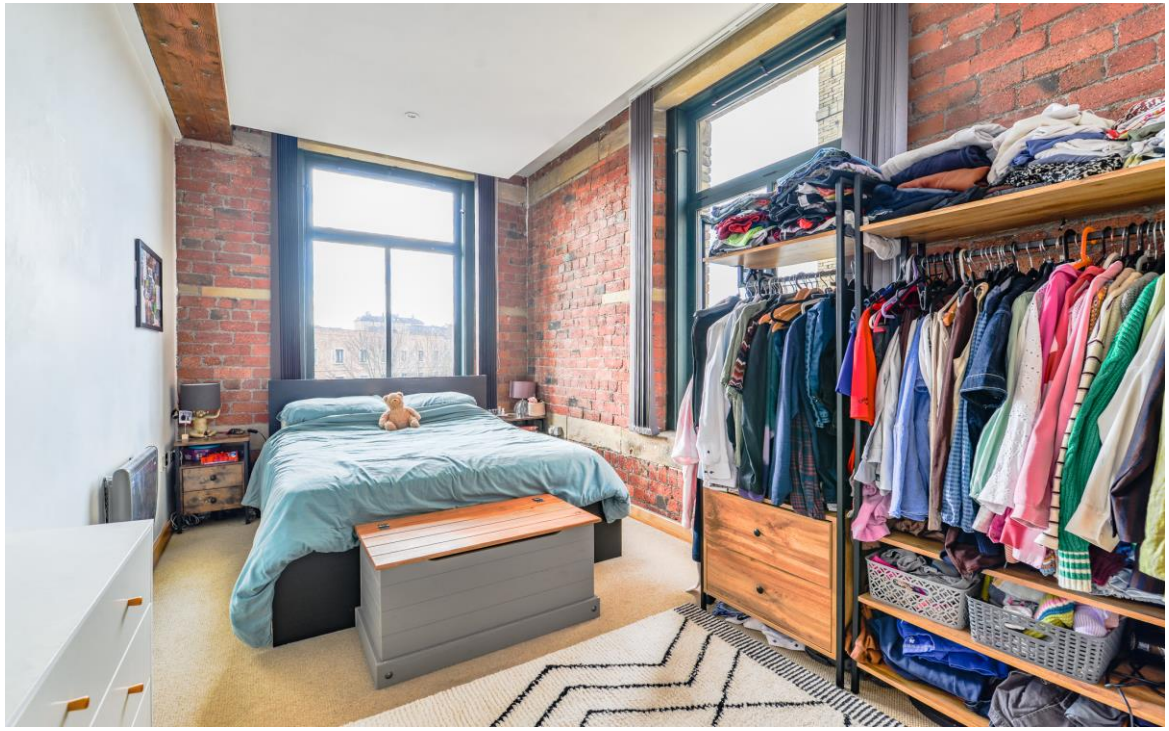
Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

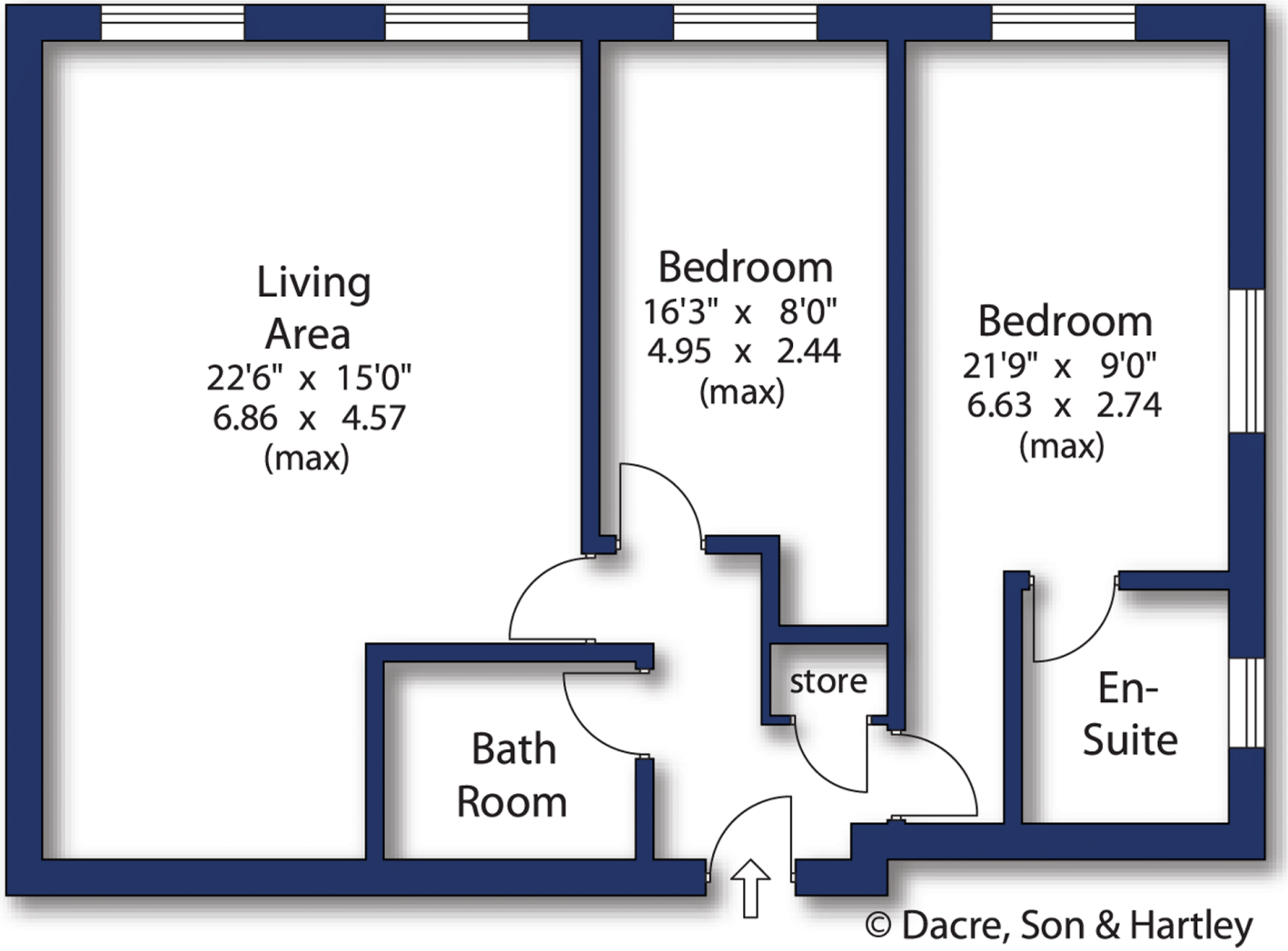
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: SAL260087





Floorplans



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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