DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £140,000

- Two bedroom apartment
- Third floor, accessed via a lift
- Wide reaching views
- Residents parking
- Situated in the heart of Saltaire Village
- No onwards chain

28 Riverside Court, Victoria Road, Saltaire, Shipley, BD18 3LX

A well maintained upper floor two bedroom apartment in the popular Riverside Court development in Saltaire village. The apartment is a few minutes walk to the train station giving an easy commute and access to Saltaire's amenities. NO CHAIN

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Bradford 4 miles, Leeds 12 miles, Skipton 15 miles (all distances approximate)

General remarks

A generous apartment offering good sized internal living accommodation on an upper floor of a prestigious mill renovation. Situated at the bottom of Victoria Road mere minutes from the center of the village the property is likely to appeal to a variety of potential purchasers. A comfortable stroll to the services, amenities and transport connections in Saltaire, an early viewing does indeed come wholeheartedly recommended.

Entered via well maintained entrance hall and lobby with access to both stairs and lift. The property opens from a hallway with store cupboard. The property has two bedrooms, master with ensuite, house bathroom and a impressive open plan lounge that leads to a well equipped kitchen all accessed via the entrance hall. Externally there are well maintained communal gardens and ample residents parking. Each room has views over the River Aire and on to Shipley Glen and Baildon Moor.

Designated a world heritage site in 2001, thanks to its historic importance and architectural appeal, Saltaire is a model village with its roots stretching back firmly into the region's textile heritage. The community now provides a highly desirable living environment set on the banks of the River Aire which, with the adjacent Leeds Liverpool Canal, offers fantastic leisure opportunities. Saltaire provides a range of every day shops and other amenities, whilst the local cities of Leeds and Bradford along with the towns of Skipton and Ilkley are all readily accessible thanks to frequent services throughout the day from the village's 'metro' railway station. Beautiful Pennine countryside made famous by the Brontes is just a short drive away as is stunning Wharfedale and the Yorkshire Dales National Park. Leeds Bradford International Airport is just some 9 miles from the village.

Directions

From Saltaire Road proceed down Victoria Road and continue over the canal bridge at the bottom, follow the road to the right and under the tunnel, Riverside Court will be seen on the right and the property accessed via an intercom entry door.

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold – Annual ground rent £89, annual service charge £2712, lease expires 1/1/2992
- Mains electricity, water and drainage are installed. Domestic heating is from electric heaters.
- Communal parking.

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

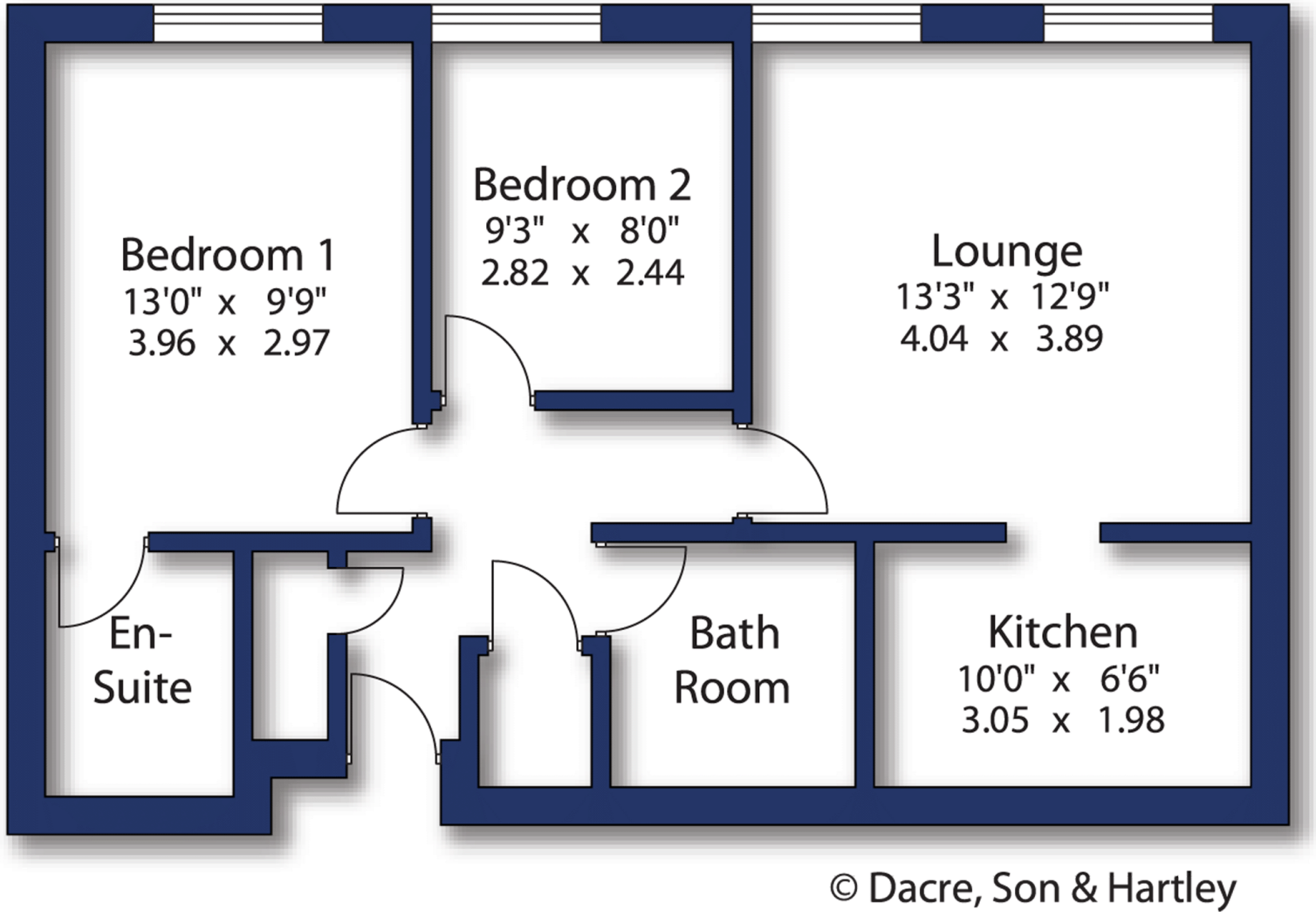
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

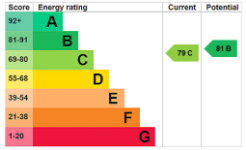
Dacres Ref: SAL260290





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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