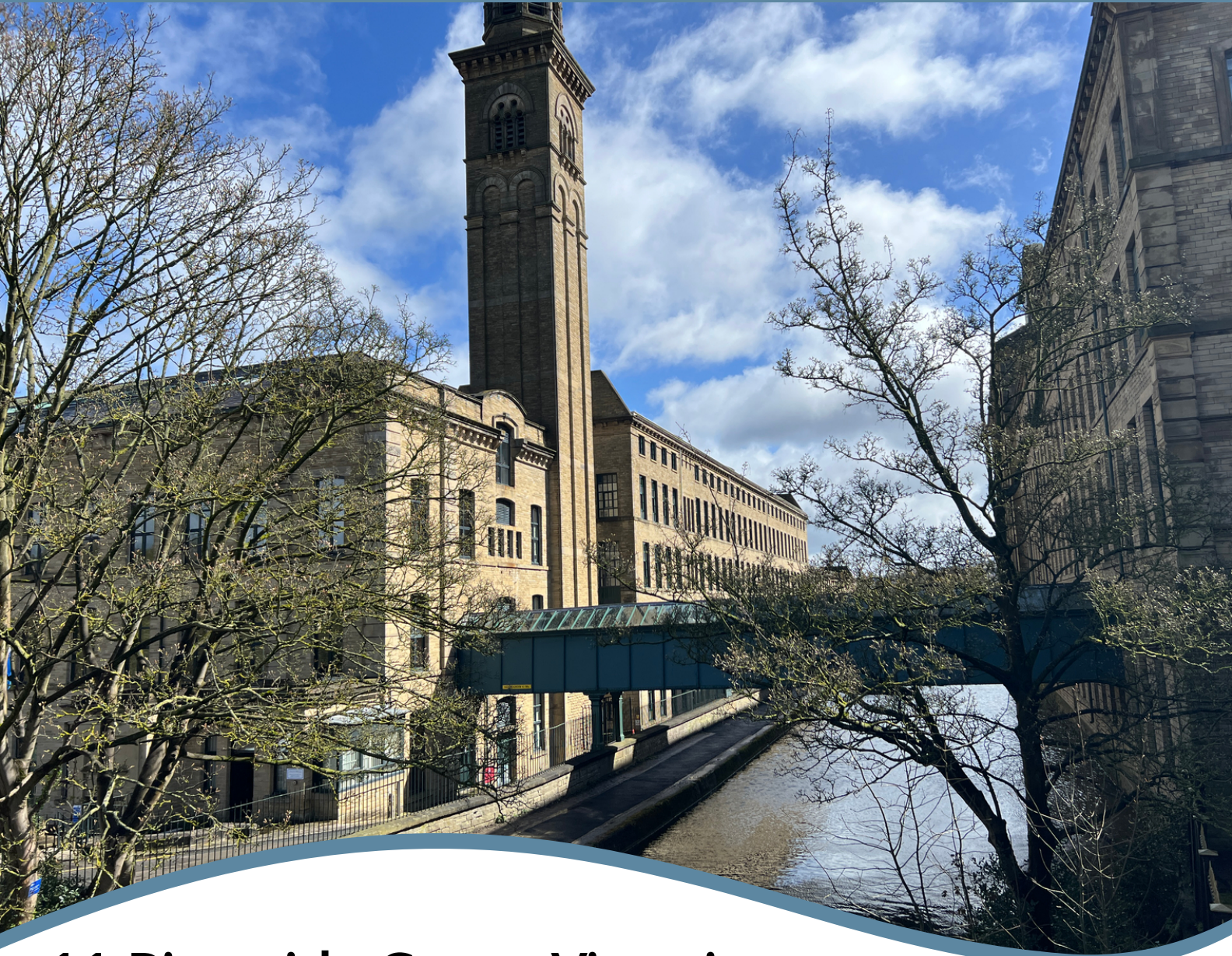


FOR SALE

£170,000 Leasehold



11 Riverside Court, Victoria Road, Saltaire, Shipley, West Yorkshire. BD18 3LX

- 2 Bedroom Apartment
- Lounge - Kitchen/Diner
- Bathroom plus En-Suite Shower Room
- Electric Heating - No Seller Chain
- Light & Airy Accommodation - Electric Heating
- Resident's & Visitor Parking - Communal Gardens
- Close to Roberts Park & Train Station
- Views Over Leeds Liverpool Canal



PROPERTY DESCRIPTION

Two bedroom apartment situated in the well regarded Grade II listed Riverside Court mill conversion, off Victoria Road in Saltaire village. Ideally placed for amenities in Saltaire including the rail network, making the commute into Leeds an approx. 20 minute journey. With views over the Leeds Liverpool Canal.

Riverside Court was part of the massive Victorian manufacturing complex that is Salts Mill. Today it consists of 97 apartments with resident's parking and gardens. For further information, please see www.riversidecourtsaltaire.co.uk.

The property briefly comprises; spacious entrance hall, light and airy lounge with dual aspect and archway leading into the kitchen/diner with white goods included, two bedrooms, bathroom and en-suite shower room. Offered for sale with no Seller chain. Internal viewing is essential to appreciate.



ROOM DESCRIPTIONS

Entrance Hall

Entrance door, security entry phone system and electric wall heater. Wall light points, laminate floor, cupboard housing hot water cylinder and further storage cupboard.

Lounge

Double glazed windows to two elevations overlooking the canal. Electric wall heaters, television and telephone points and coved ceiling.

Kitchen/Diner

Range of traditional base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Electric oven, electric hob with extractor hood over. Part tiled walls, security entry phone system and double glazed window to the side. White goods included; freestanding fridge/freezer and the washer/dryer.

Bedroom 1

Double glazed window to the rear with views over the canal. Television and telephone points. Fitted wardrobe and cupboards. Wall light points and electric wall heater.

En-Suite Shower Room

White pedestal wash hand basin and step in shower cubicle with electric shower over. Heated towel rail, extractor fan, part tiled walls and light with shaver point.

Bedroom 2

Double glazed window with views over looking the canal. Electric wall heater.

Bathroom

3 piece suite in white comprising of panelled bath having a mixer shower over, pedestal wash hand basin and low level w.c. Extractor fan, part tiled walls and cabinet with light.

Outside

Resident and visitor parking. Communal gardens.

Agent's Notes:

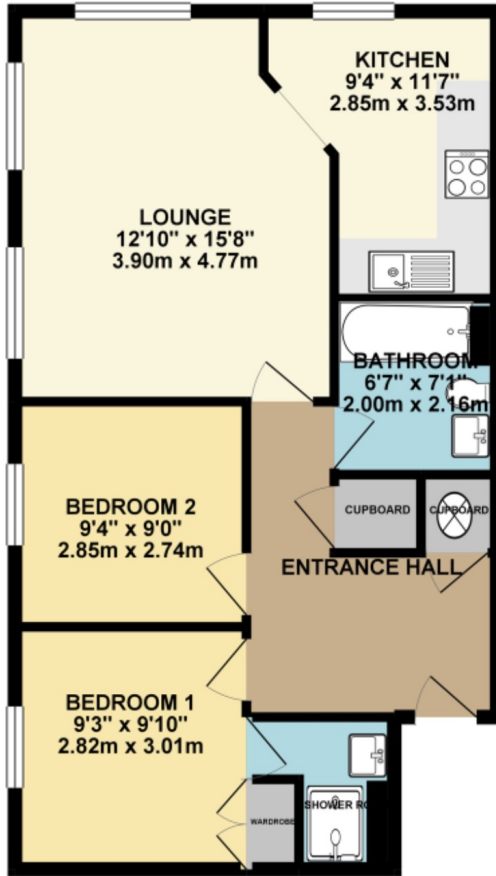
Please be aware this property is leasehold and has the remainder of a 999 year lease that commenced in 1994. The property is subject to a ground rent of £89 per annum and a service charge which is £180 a month. For more information please see www.riversidecourtsaltaire.co.uk.



FLOORPLAN & EPC



GROUND FLOOR 647.82 sq. ft.
(60.18 sq. m.)



TOTAL FLOOR AREA : 647.82 sq. ft. (60.18 sq. m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sales Branch
55, Bingley Road, Shipley, BD18 4SB
01274 592280
saltaire@kmmaxfield.com