

FOR SALE

£159,950 Leasehold



## 66 Riverside Court, Victoria Road, Saltaire, Shipley. BD18 3LZ

- Spacious 2 Bedroom Apartment
- En-Suite Shower Room - Spacious Lounge with Dual Aspect
- Separate Kitchen - Electric Heating - Double Glazed Windows
- Communal Gardens & Parking
- Close to Amenities in Saltaire inc Train Station





## PROPERTY DESCRIPTION

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Corner spacious apartment, set within the prestigious and well regarded Riverside Court development in Saltaire. Although it is tucked away from the busy streets, Riverside Court is conveniently located for all the village amenities and only a few minutes walk from Saltaire Railway Station with its excellent rail links to Leeds and beyond. River Aire and Roberts Park is situated to one side of the development, with the Leeds and Liverpool Canal to the other.

The property benefits from having large double glazed windows with the lounge having a dual aspect, with a long South facing window and two East facing windows (one floor to ceiling) which makes the rooms feel light and airy. Communal entrance area to the Building, stairs and lift access to all floors.

Briefly comprises; entrance hall having two storage cupboards, spacious lounge and separate dining kitchen, two double bedrooms, en-suite to the master and family bathroom. Outside, there are communal gardens and residents parking with some undercover parking available.

Internal viewing is essential. Council tax band D.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 7 mbps, Superfast 75 mbps, Ultrafast 1800 mbps. Satellite & Cable TV Availability is through BT & Virgin. Outdoor mobile coverage (excluding 5G) is also available from all four of the UKs four leading providers. Results are predictions and not a guarantee. Actual services may be different depending on particular circumstances and the precise location of the user and may be affected by network outages. For further information please refer to: <https://checker.ofcom.org.uk/>



## ROOM DESCRIPTIONS

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### Entrance

Entrance door to the front, electric storage heater with walk in storage cupboard and an airing cupboard having a copper cylinder with shelving above.

### Lounge

Large double glazed long windows to both side and 'Canal side' elevations, providing a very pleasant and light aspect to this large room. Television point and coved ceiling. Two electric storage heaters.

### Kitchen

Range of white base and wall units having a complimentary work surface over. Electric oven, electric hob and extractor hood. Double glazed window to the side. 1 1/2 bowl sink unit with mixer tap over. Plumbing for washing machine and part tiled walls.

### Bedroom 1

Double glazed window to Canal side, fitted with a range of wardrobes, queen size bed head recess, bedside tables and overhead cupboards.. Electric storage heater.

### En-Suite Shower Room

2 piece suite in white comprising of pedestal wash hand basin and low level w.c. Step in shower cubicle having an electric shower over.

### Bedroom 2

Double glazed window to the rear canal side, with a range of fitted furniture including wardrobe, dressing table unit, bedside table and electric storage 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. Fitted shelves, chrome heated towel rail and part tiled walls.

### Outside

#### Gardens

Communal parking and garden. Under ground carparking also available.

### Agent's Notes

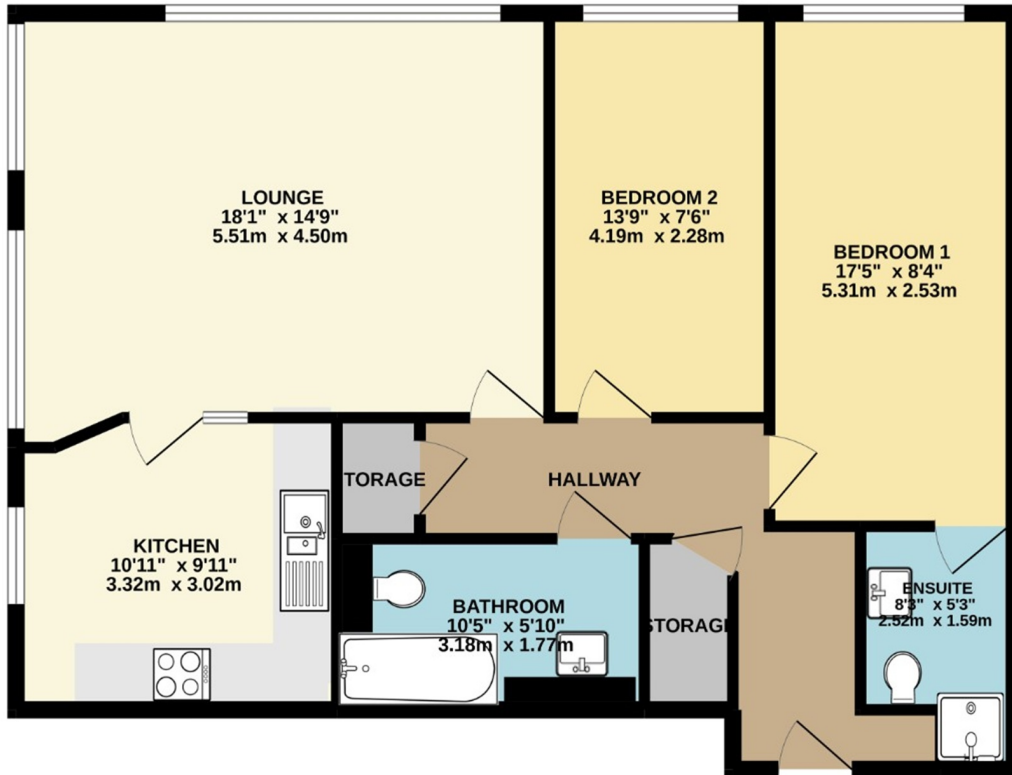
Riverside Court consists of 97 apartments within a former Grade II Listed Woollen Mill. The development is run by the leaseholders through their company, Riverside Court (Saltaire) Management Company Ltd. The property is leasehold and has the remainder of a 999 year lease from 1994. The ground rent is £100 per annum. The service charge is £198 per calendar month, but the board decided that for this calendar year 2025 only, an additional £27 per month would be payable to the end of this, year to cover the cost of enhanced fire regulatory measures for the apartment block and enhanced safety features for the four lifts.

A website has been set up by the management company to give information to residents and other interest parties. Please see [www.riversidecourtsaltaire.co.uk](http://www.riversidecourtsaltaire.co.uk) for details.



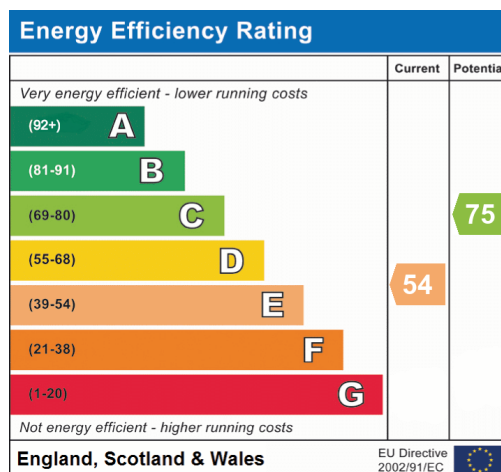
# FLOORPLAN & EPC

GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt 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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