

FOR SALE

£115,000 Leasehold



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

- One Bedroom Apartment in Popular Riverside Location
- Lounge with Open Plan Kitchen
- Modern Fixtures & Fittings - No Seller Chain
- Resident's & Visitor Parking - Communal Gardens



PROPERTY DESCRIPTION

Well presented one bedroom 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.

Briefly comprises; entrance hall having two storage cupboards, lounge with open plan kitchen, one double bedroom and bathroom. Outside, there are communal gardens and residents parking with some undercover parking available.

Internal viewing is essential. No Seller chain. Council tax band B.

Information obtained from the Ofcom website indicates that an internet connection is available from at least two providers. Broadband (estimated speeds) Standard 15 mbps, Superfast 80 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 UK's 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

Entrance Hall

Entrance door. Two storage cupboards. Access to the loft space and electric wall heater.

Lounge

Double glazed windows to the rear. Modern electric wall hung fire. Television point and coved ceiling. Fitted shelves. Opening into ..

Kitchen

Range of white high gloss base and wall units having a complementary work surface over. Stainless steel sink unit with mixer tap. Plumbing for washing machine. Electric oven, electric hob and extractor hood. Integral fridge and freezer.

Bedroom

Two double glazed windows to the rear and modern electric wall hung fire.

Bathroom

-3 piece suite in white comprising of panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Chrome heated towel rail, tiled floor and fully tiled walls.

Outside

Communal grounds with resident and visitor parking.

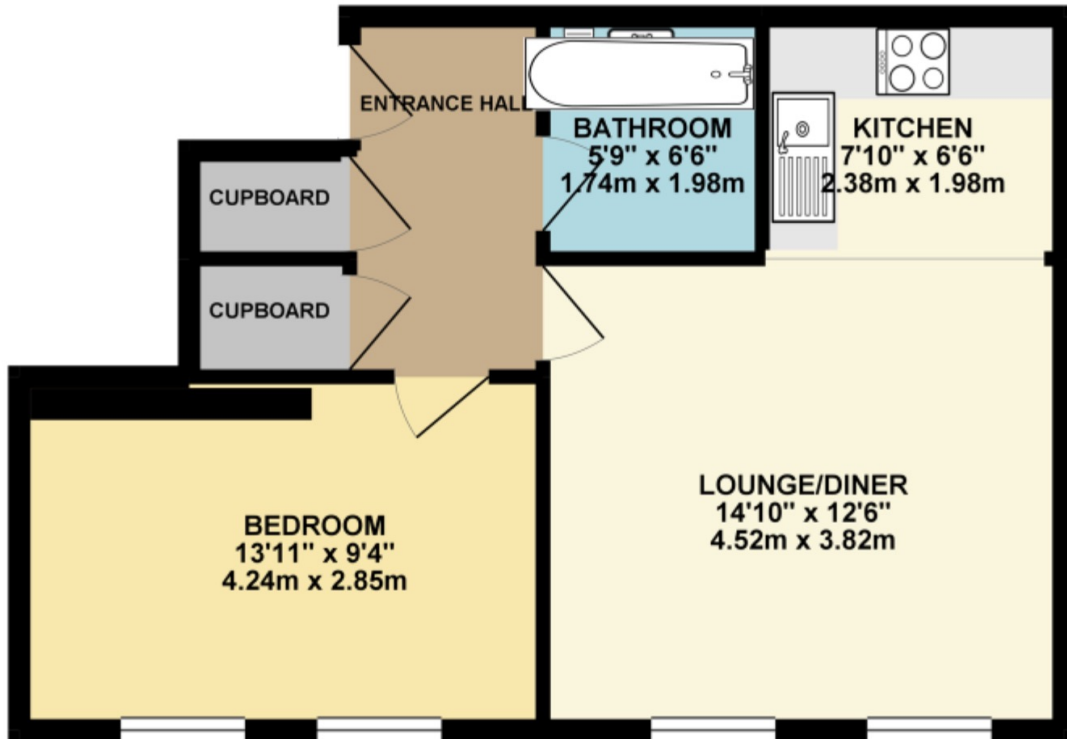
Agent's Notes:

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 Seller is currently paying £226 per month inc the ground rent in maintenance charges. The maintenance charges include buildings insurance and maintenance of all communal areas. A website has been set up by the management company to give residents and interested parties information. Please see www.riversidecourtsaltaire.co.uk



FLOORPLAN & EPC

GROUND FLOOR 462.45 sq. ft.
(42.96 sq. m.)



TOTAL FLOOR AREA : 462.45 sq. ft. (42.96 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	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	

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