

FOR SALE

£149,950 Leasehold



77 Riverside Court, Victoria Road, Saltaire, Shipley, West Yorkshire. BD18 3LZ

- Spacious 2nd floor Apartment
- Two Double Bedrooms
- Spacious Lounge - Dining Kitchen
- Bathroom - En-Suite Shower Room

- Located within the UNESCO World Heritage Site
- Within a short walking distance to good local amenities
- Well managed community with off-street parking
- Leeds City Centre is 15 Minutes by Rail



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PROPERTY DESCRIPTION

Riverside Court is a quiet residential development with the River Aire on one side and the Leeds-Liverpool canal on the other. Situated within the World Heritage site of Saltaire, it is within a short (3 mins) walk of Saltaire rail station and of the village with its shops, galleries, bars and restaurants. Saltaire also has good transport links to Leeds and Bradford city centres, Bingley, Skipton and the surrounding country-side.

This 2nd floor spacious flat has a light and airy feel to it, and has good views over the communal gardens, the River Aire and up to Baildon Moor. Served by stairs and a lift, it has a generous living room, a well-equipped kitchen, two double-bedrooms (one with an en-suite shower room), a bathroom and a good-sized hall. It is double-glazed with electric heating.

Riverside Court's well-maintained communal gardens are beside the river and Roberts Park is just across the bridge, all making Riverside Court a very desirable place to live. There is off-street (including some lockable, covered) parking.

Offered for sale with no Seller chain. 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 14 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 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 with security entry phone. Night storage heater and laminate floor. Cupboard housing hot water tank and further storage cupboard.

Lounge/Diner

Double glazed windows to the front and night storage heaters. Television point. Walk in storage cupboard having light, shelving and access to the loft space.

Kitchen

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

Bedroom 1

Double glazed window to the front and night 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 with electric shower over. Heated towel rail and part tiled walls.

Bedroom 2

Double glazed windows to the front and night storage heater.

Bathroom

3 piece suite in white comprising of panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Part tiled walls, heated towel rail and fitted mirrored cabinet.

Outside

Communal Gardens and Parking

Communal gardens and residents parking.

Agent's Notes:

Please be aware that this property is leasehold and has the remainder of a 999 year lease that commenced on 01/01/1994.

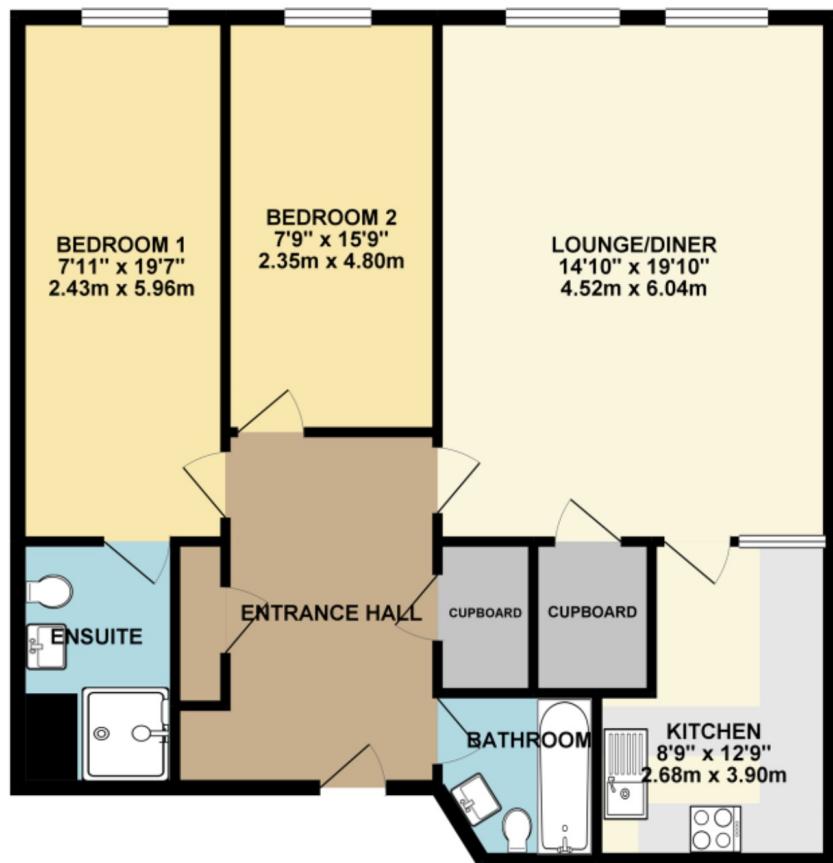
The property is subject to a ground rent of £89 per annum, and a service charge which is £226 a month. For more information please see www.riversidecourtsaltaire.co.uk.



FLOORPLAN & EPC



GROUND FLOOR 940.44 sq. ft.
(87.37 sq. m.)



TOTAL FLOOR AREA : 940.44 sq. ft. (87.37 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplanner.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sales Branch
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