

REDUCED

£149,950 Leasehold



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

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





## PROPERTY DESCRIPTION

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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 7 mbps, Superfast 73 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

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### Entrance Hall

Entrance door, security entry phone system, and storage heater. Cupboard housing hot water cylinder and further cupboard having hanging space.

### Lounge

Double glazed windows with blinds to the front over looking the river. Television point. Walk in cupboard housing washing machine.

### Kitchen

Range of white base and wall units having a complimentary work surface over. Electric oven, electric hob with extractor over. Stainless steel sink unit with mixer tap. Bosh dishwasher and fridge freezer. Part tiled walls.

### Bedroom 1

Double glazed window to the front with blind over looking the river. Storage heater. Dressing area having fitted wardrobes.

### 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. Heated towel rail, wall light with shaver point. Extractor fan.

### Bedroom 2

Double glazed window with blind to the front over looking the river. Storage heater and telephone point.

### Bathroom

3 piece suite in white comprising of panelled bath having and electric shower over, pedestal wash hand basin and low level w.c. Fitted mirrored cabinet with light, heated towel rail and extractor.

### Outside

#### Communal Gardens and Parking

Communal gardens and residents parking.

#### Agent's Notes:

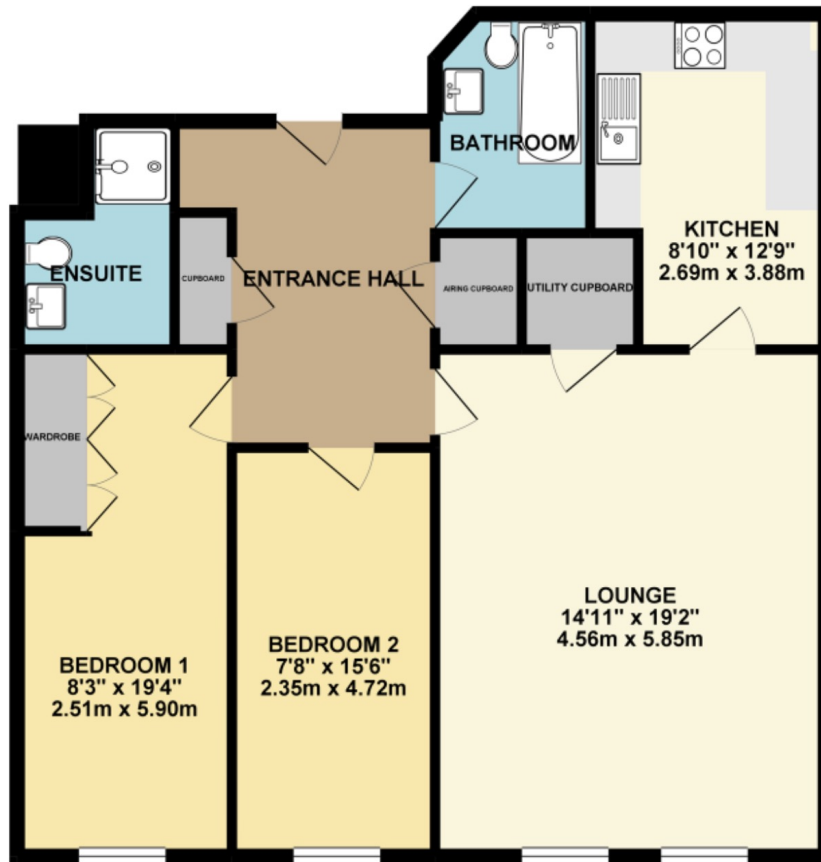
Please be aware that this property is leasehold and has the remainder of a 999 year lease that commenced on 01/01/1994.

The property is subject to a ground rent of £100 per annum and a service charge which is £226 a month. For more information please see [www.riversidecourtsaltaire.co.uk](http://www.riversidecourtsaltaire.co.uk)



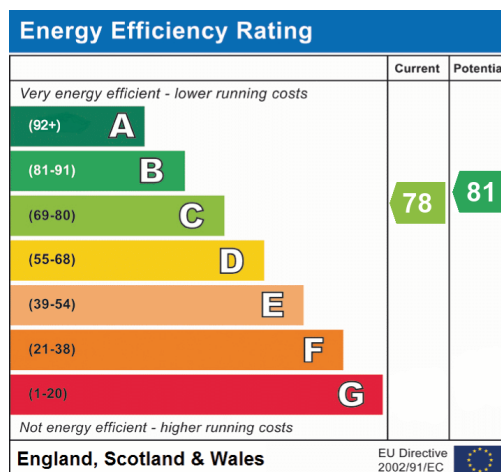
# FLOORPLAN & EPC

GROUND FLOOR 902.64 sq. ft.  
( 83.86 sq. m. )



TOTAL FLOOR AREA : 902.64 sq. ft. ( 83.86 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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