



By Auction £175,000

BY AUCTION *NO CHAIN* **WALK IN ACCOMODATION** *FOUR BED PENTHOUSE* *THREE BATHROOMS* *TWO ALLOCATED PARKING SPOTS* *POTENTIAL RENTAL INCOME OF £1500 PCM*
FANTASTIC ON SITE AMENITIES *BALCONY* *FANTASTIC LOCATION*

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £175,000

Townend Estate Agents offer for sale this stunning four bedroom penthouse apartment in the Victoria Mills complex. Just a stones throw from the historic Saltaire Village and all it's associated amenities, along with being a short work from Shipley train station, ideal for those commuting. With access to the onsite gym, tennis court, beauty salon and Copper & Moss cafe all within the complex, this property will appeal to young professionals and landlords alike, with a potential rental return of £1500pcm. The property benefits from underfloor heating in the lounge & kitchen, balcony offering fantastic views, allocated parking for two vehicles and intercom system, whilst also maintaining original features like high ceilings and exposed brickwork, seamless blending contemporary and classic styles.

The property is planned over two floor and comprises briefly: Entrance hall, spacious open plan living space/kitchen-diner fitted with a range of base & wall units and access to the balcony. Family bathroom, two bedrooms, one with dressing area and en-suite. To the first floor are a further two bedrooms, one with en-suite.

Reservation fee of 3% + VAT (Subject to minimum of £5000 + VAT) applies.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

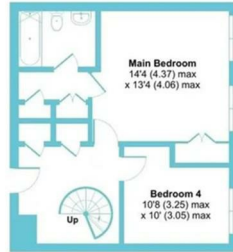
SURVEYS

Old Mill, Salts Mill Road, Shipley

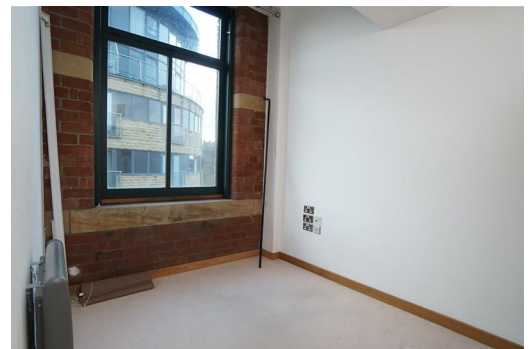
Approximate Area = 1532 sq ft / 142 sq m
For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
63	77		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Townend Estate Agents

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SALES • LETTING

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