



## 1 bed apartment to buy in BD17

Salts Mill Road, Shipley, West Yorkshire,  
BD17 7DG

**£75,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Contemporary fixtures and fittings
- ✓ One Bedroom
- ✓ Situated in the popular Victoria
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

## Description

Pattinson Auction are pleased to offer to the market this well presented one bedroom apartment in the popular Victoria Mills.

This popular development features both purpose built and grade II listed conversions, this apartment is on the ground floor and benefits from an allocated parking bay.

The property is currently tenanted for £650pcm.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £436.00

Annual Service Charge Amount: £3,111.00

Price: Starting Bid £75,000

Property Type: Apartment

Parking: Allocated

Heating: Electric

## **Living Room**

Living room with electric heaters and windows flooding the room with natural light.

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## **Kitchen**

Kitchen with matching wall and base units, integrated cooker and hob with extractor over.

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## **Bedroom 1**

Double bedroom with ample space, electric heating and windows to the front elevation.

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## **Bathroom**

Bathroom with three piece suite including shower, W/C and sink.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Salts Mill Road, Shipley, West Yorkshire, BD17 7DG

Contact your local branch today for more information on this property:

**Mercantile House Silverlink Business Park, Wallsend, Tyne and Wear, NE28 9NX,**  
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