

5 New Mill, Salts Mill Road, Shipley, BD17 7EJ

BTL opportunity – to be sold with tenant in situ – Stable tenancy for over 3 years, currently let at £600 PCM. Ground floor ONE BEDROOM apartment with own entrance (close to the tennis court) forming part of this impressive grade 2 listed mill conversion. Available facilities on site include GYM, TENNIS COURT, RESTAURANT. Contact Robert Watts to arrange your viewing today.

Offers Over £100,000

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LEASEHOLD INFORMATION From our research and information from our client we believe a 125 year lease was granted in 2006. Current ground rent is around £200 per annum and service charge is around £150 per month - please verify this information with your Solicitor prior to proceeding

COUNCIL TAX Band B

DIRECT ACCESS TO

LOUNGE / DINER 15'8" (4.78) x 13'1" (4) and 10'2" (3.1) x 9'1" (2.77)

KITCHEN 11'7" x 6'9" (3.53m x 2.06m)

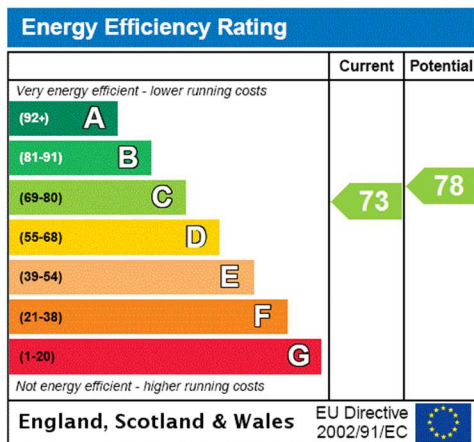
Selection of wall and base units , work tops , sink unit , built in oven , hob and extractor

BEDROOM 1 11'1" x 9'7" (3.38m x 2.92m)

BATHROOM Three piece white suite fully tiled walls

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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