

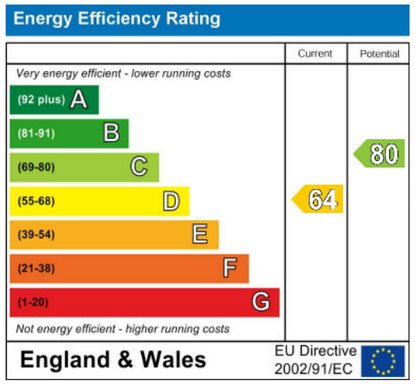
Floor Plan

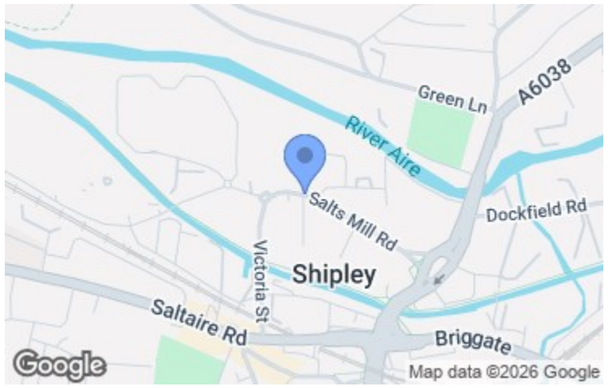
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Viewing arrangements

Strictly by appointment through WW Estates

Directions

See Mapping

Salts Mill Road, Shipley, BD17 7EA

£160,000

9 Browgate, Baildon, BD17 6BP | | | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Salts Mill Road, Shipley, BD17 7EA

1 2 2

** Top Floor Penthouse Apartment ** Prestigious Masons Mill Development ** Stunning Victorian Mill Conversion ** Vaulted Ceilings, Beams & Trusses ** Two Double En Suite Bedrooms ** Open Plan Living & Home Office ** Lift Access & Secure Entry System ** Sheltered Allocated Parking Bay ** Views Over Communal Gardens ** No Onward Chain

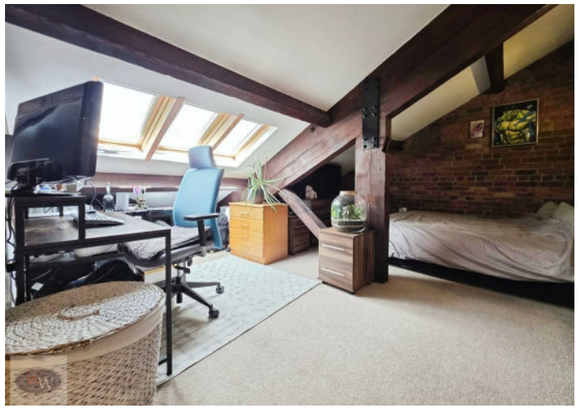
A rare opportunity to acquire this outstanding top floor penthouse apartment, occupying one of the most desirable positions within the prestigious Masons Mill development. Set within a beautifully converted Victorian stone mill, this unique home effortlessly combines stunning period architecture with modern day living.

The centrepiece of the apartment is the breathtaking open plan living space, featuring impressive vaulted ceilings with exposed beams and original trusses together with a magnificent floor to ceiling arched window overlooking the attractive communal gardens. The spacious layout seamlessly incorporates a modern fitted kitchen, dining area, generous lounge and a dedicated open plan office space, making it perfect for both entertaining and home working.

There are two excellent double bedrooms, both enjoying the luxury of their own en suite shower rooms. The welcoming entrance hall also provides a useful storage cupboard, separate guest W.C. and access to generous eaves storage, ideal for suitcases, seasonal items and additional household storage.

Further benefits include modern electric radiators throughout, lift access to all floors, a secure fob entry system, dedicated sheltered allocated parking and the reassurance of a recently replaced roof to the development.

Offered to the market with **no onward chain**, the apartment enjoys an enviable location just a short walk from the heart of Saltaire Village, with its award-winning cafés, bars, restaurants, independent shops and supermarkets. Both Saltaire and Shipley railway stations, excellent bus routes and picturesque Roberts Park and the canal within walking distance.



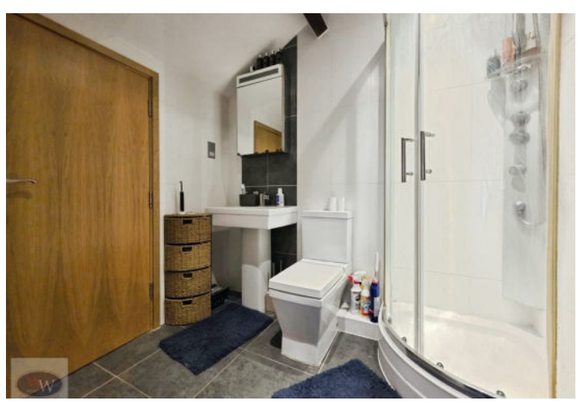












Fixtures & fittings

First Floor Apartment with 1 Double Bedroom, Private Off-Road Parking & Modern Kitchen & Modern Bathroom, Ideally Situated in Old Cottingley Village on the Outskirts of Bingley.

Rating authority

Borough Council Tax Band E

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure

Leasehold