



VM2 506 Victoria Mills, Shipley

- Deposit alternative is available
- Upper floor apartment
- Available furnished
- Beautiful historical location
- Two bedroom Two bathroom
- Cloakroom/WC
- Call to secure a viewing
- EPC C

£1,050 Per Calendar Month

Tenure:

HUNTERS®
HERE TO GET *you* THERE

VM2 506 Victoria Mills, Shinlev

DESCRIPTION

Located in the historic Saltaire village, this two bedroom furnished apartment is offered for let. The upper floor apartment offers outstanding views, through the substantial glazed windows and the properties balcony. The Victoria Mills complex has lots to offer to include, on-site tennis court, a fully equipped and modern gym, yoga balance a hot yoga studio, boules pitch, giant chess board and secure bike storage, beauty salon "The Beauty Mill" The Copper and Moss – Double Award Winning Restaurant & Bar is also on site. All Apartments have one parking space in the MSCP car park, additional permits can be purchased.

Properties in this complex are always popular so please call early to secure a viewing.





Floor 0



Floor 1

Approximate total area[®]
882.32 ft²
Reduced headroom
21.2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Council Tax: D

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		73	80
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Shipley Lettings Office on 01274 594040 if you wish to arrange a viewing appointment for this property or require further information.
7-9 Briggate, Shipley, BD17 7BP
Tel: 01274 594040 Email: shipley@hunters.com <https://www.hunters.com>

