

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Victoria Mills

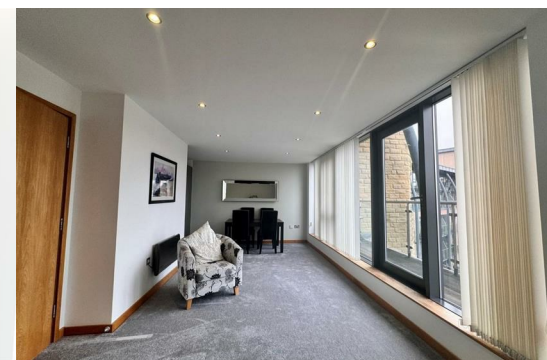
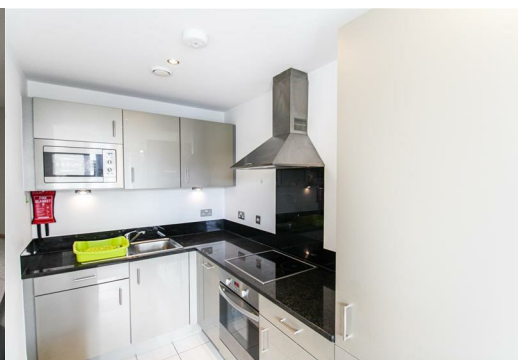
Salts Mill Road, Shipley, BD17 7DF

£1,100 Per Calendar Month



Located in the historic Saltaire village, this two bedroom apartment is offered for let. The upper floor apartment offers outstanding views, through the substantial glazed windows and the properties balcony. The Victoria Mills is a award winning complex which 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. The property is offered furnished or unfurnished.

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



- AWARD WINNING DEVELOPMENT
- DEPOSIT ALTERNATIVE AVAILABLE
- OPEN PLAN LIVING AREA
- GOOD SIZED BALCONY
- MODERN KITCHEN
- TWO BEDROOMS
- EN-SUITE SHOWER ROOM
- MODERN BATHROOM
- INTERCOM ENTRY SYSTEM
- EPC RATING C

## Area Map

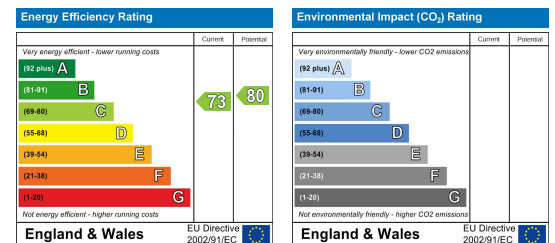


Hunters Estate Agents are delighted to offer this two bedroom apartment which is situated within this award winning complex with many on site facilities which provide a superb lifestyle.

Located within the VM2 building of the award- winning Victoria Mills development, comprising old mill conversions with purpose built modern apartments surrounding the well designed communal gardens, with a tennis court, gym and a bar. The complex is situated a short distance from Shipley and Saltaire railway stations with direct rail access to Leeds, Bradford and Skipton. Local amenities include a wide range of shops, bars and restaurants, recreational facilities, walks and excellent road links.

The property is part furnished and briefly comprises; entrance hall, open plan living area with balcony access, modern kitchen, two bedrooms, en-suite shower room to master bedroom and modern house bathroom. Deposit Alternative Available. EPC Rating C.

## Energy Efficiency Graph



**\*\*A Deposit Alternative** means instead of paying a traditional five weeks security deposit (or six weeks where the annual rent exceeds £50,000), you pay a fee of one week's rent +VAT (minimum £120 + VAT) to become a member of a deposit free renting scheme which can significantly reduce the up-front costs. This fee is non-refundable and is not a Deposit. Any outstanding costs or damages will be payable by the Tenant(s) at the end of the tenancy.

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.