



## VM2 Salts Mill Road, Shipley, BD17 7DD

Spacious one bedroom apartment available on the market, located on Salts Mill Road, BD17.

The property comprises in brief, open plan lounge/kitchen with integrated fridge/ freezer, cooker oven and free standing washing machine, bedroom and shower room. The property benefits from a parking space located in a secure multi-storey car park, intercom entry phone system and beautiful communal gardens.

The award winning and popular 'Victoria Mills' complex is set alongside River Aire on the outskirts of Shipley, within easy access into the Town centre, Saltaire and Baildon and walking distance to the local train stations providing regular services into Leeds and Bradford.

NOTE. This is an unfurnished property; The furniture photos are for illustrative purposes only.

Available from 1st May 2025

**£700 PCM**

# VM2 Salts Mill Road

, Shipley, BD17 7DD



■ SPACIOUS ONE BEDROOM APARTMENT

■ MODERN STANDARD

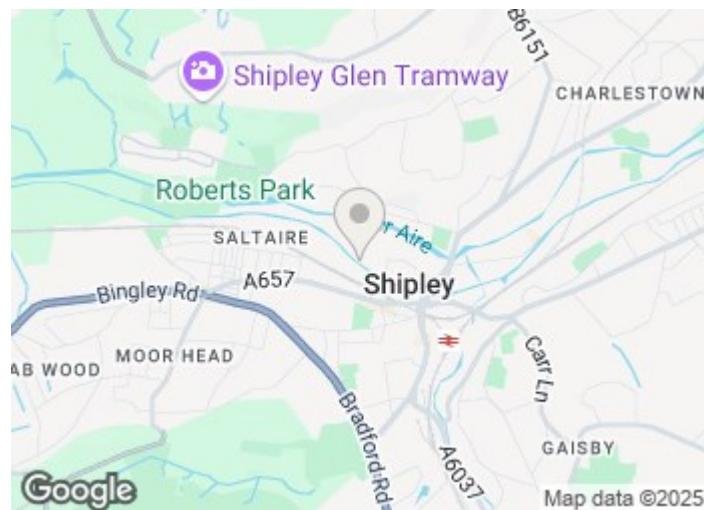
■ PARKING SPACE

■ BEAUTIFUL COMMUNAL GARDENS

■ CLOSE TO TRAIN STATION

■ AVAILABLE FROM 1ST MAY 2025

■ NOTE. This is an unfurnished property;  
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## Directions



## MOVE IN FASTER WITH ZERO DEPOSIT™



RENT DEPOSIT-FREE TODAY

- Easier** Break free from the deposit cycle. Use your money for what matters most
- Faster** No need to save for months. Secure your new home within days
- Fairer** Partnered with TDS for impartial dispute resolution

**1 Get Referred**

Ask your letting agent if the landlord accepts Zero Deposit™

**Purchase Guarantee**

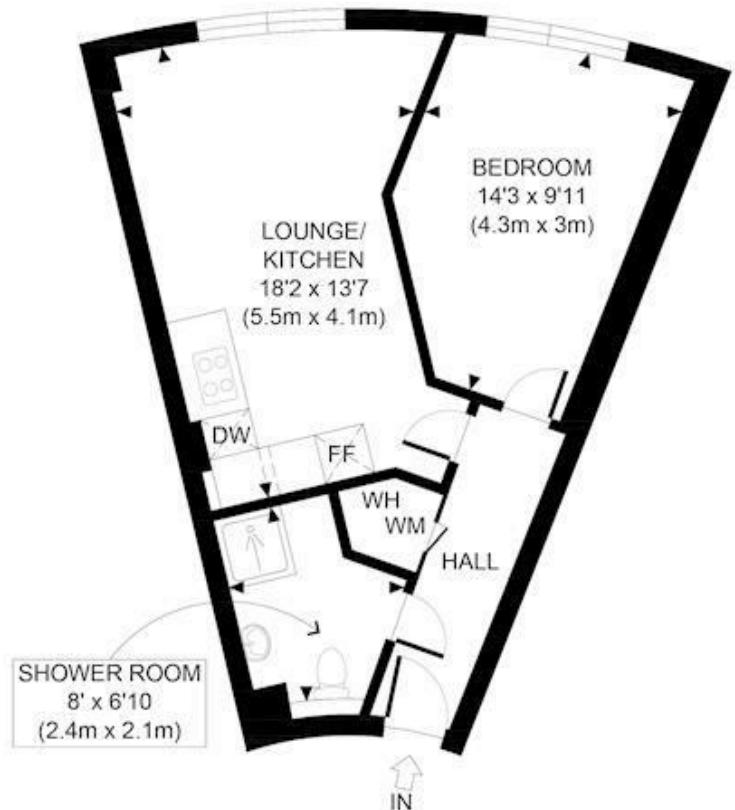
Pay a low upfront fee instead of a traditional deposit

**End of Tenancy**

If no issues, the guarantee ends. Disputes are fairly assessed by TDS



## Floor Plan



GROSS INTERNAL  
FLOOR AREA 432 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 432 SQ FT / 40 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Salts Mill Road

date 05/07/21

photoplano

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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