



## Limefield Mill, , Bingley, West Yorkshire, BD16 2AJ

- One Bedroom
- Allocated Parking
- Appealing to a Variety of Buyers
- Excellent Location
- Nearby Transport Connections
- Chain Free
- Superb Views
- Kitchen with Integrated Appliances
- Close to Amenities
- Viewing Essential

**£72,995**





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## DESCRIPTION

Offered with a tenant in situ is a superb upper floor apartment situated within an excellent complex close to amenities, shops and transport connections.

Offering chain free accommodation, the most attractive home forms part of the historic King Cole Mill complex on the periphery of the Leeds/Liverpool canal towpath.

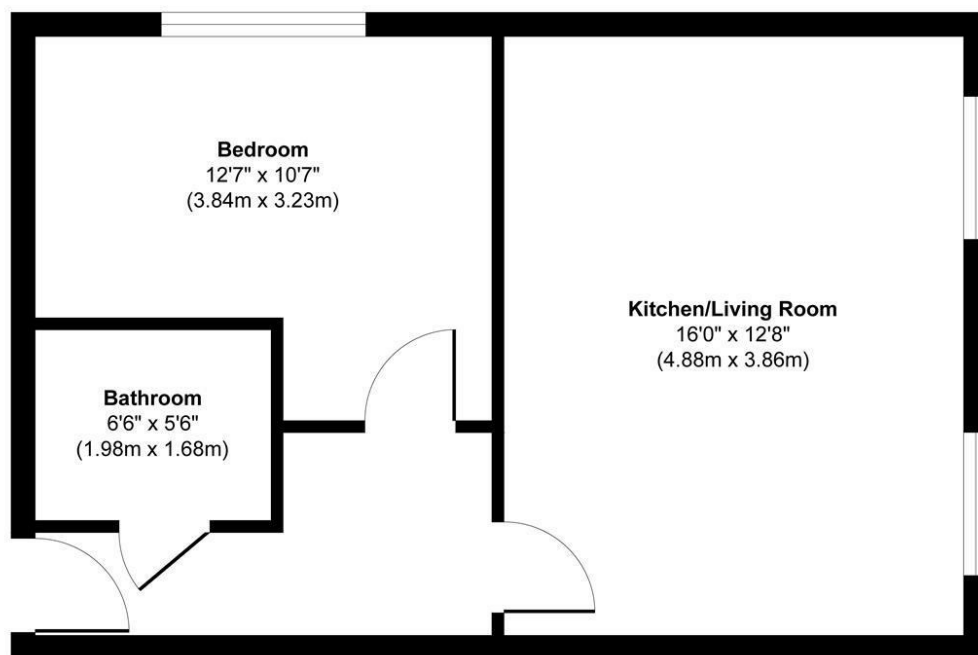
A viewing to appreciate the size and quality of the finish in a most attractive mill conversion does indeed come highly recommended. Well placed for the amenities in Crossflatts as well as the direct rail links to Leeds/Bradford and Skipton from the station, the apartment does offer an excellent base for convenient access to the neighbouring cities and indeed exploring the Yorkshire Dales and beyond.

Comprising; secure communal entry system, entrance hall, open plan living space and kitchen with a host of integrated appliances, one bedrooms and house bathroom. Externally are well tended communal gardens and allocated parking.

We have been informed by the vendor the lease term is 125 years from 1st January 2006. The associated charges are as follows - Town and City £241.94 per quarter, Pier Management £350 per year.







**Floor Plan**  
**Approximate Floor Area**  
**422 sq. ft**  
**(39.20 sq. m)**

**Approx. Gross Internal Floor Area 422 sq. ft / 39.20 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

### Viewings

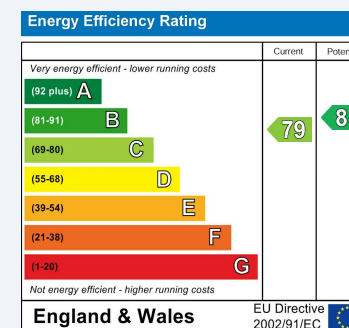
Please contact [bingley@hunters.com](mailto:bingley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.