



Limefield Mill

Wood Street, Crossflatts, Bingley, BD16 2AJ

Asking Price £105,000



A modern two bedroom ground floor apartment located within this popular canal side development in Crossflatts. The property comprises: entrance hall, spacious open plan living area and modern kitchen with integral appliances, two bedrooms with en-suite shower room to master, office/ study room and bathroom with white three piece bathroom suite. Benefits from allocated parking, barrier car park, entry system & communal picnic area. Located within walking distance to Crossflatts train station & local amenities. EPC Rating D.

We have been informed by the vendor the associated charges are as follows;

Ground rent - £350.00 paid yearly

Town and City management service charge is £299.10 paid quarterly, paid up until 1st August 2023

The property is currently tenanted until August 2024, at a rental of £550.00



ENTRANCE HALL

With cream carpet, cream painted walls, heater, boiler cupboard, spotlights and smoke alarm.

LIVING AREA

With brown carpet, cream painted walls, heater and light point.

KITCHEN

Open plan with grey tile effect lino flooring, cream painted walls, cream kitchen units, black marble effect worktops, stainless steel sink, ceramic hob, oven, extractor hood, fridge/freezer, washer/ dryer, dishwasher, spotlights and extractor.

MASTER BEDROOM

With brown carpet, cream painted walls, heater and light point.

OFFICE

With brown carpet, cream painted walls and light point.

EN-SUITE SHOWER ROOM

With grey tile effect room, part white tiled walls, part white painted walls, two piece bathroom suite, shower cubicle with electric shower, chrome heated towel ladder, two floating shelves, extractor and spotlights.

BEDROOM

With cream carpet, cream painted walls, heater and light point.

BATHROOM

With grey tile effect lino flooring, part white tiled walls, part white painted walls, three piece bathroom suite in white, heated towel ladder, extractor and spotlights.

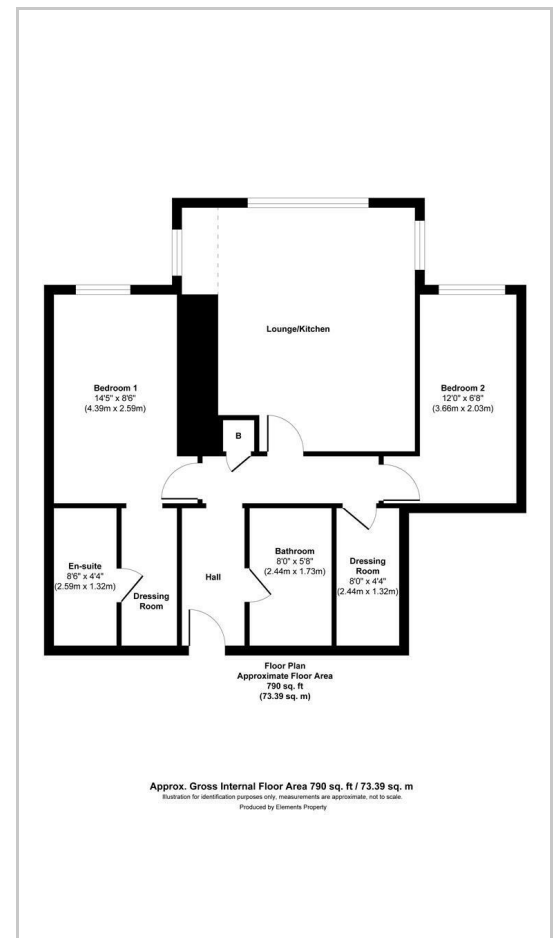
OFFICE/ STUDY

With cream carpet, cream painted walls, wallpapered feature wall, electric heater, light point and extractor.

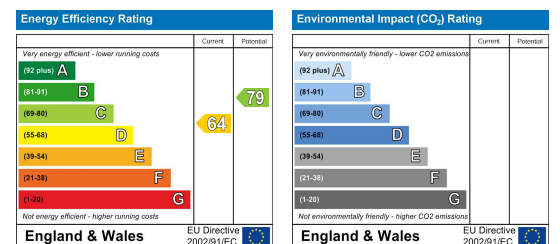
Area Map



Floor Plans



Energy Efficiency Graph



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.

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