



Woodlands Mill, Mulberry Lan, Steeton, BD20 6PP

Asking Price £119,950

- GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- LARGE PICTURE WINDOWS
- DELIGHTFUL LOCATION
- SOUGHT AFTER LOCATION
- TWO BEDROOMS
- BATHROOM WITH UNDER FLOOR HEATING
- LIGHT AND AIRY INTERIOR
- LONG DISTANCE VIEWS

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This superb, TWO BEDROOM, GROUND FLOOR APARTMENT is tucked away amidst BEAUTIFUL COUNTRYSIDE and situated within a HISTORIC BUILDING. Featuring LARGE PICTURE WINDOWS, HIGH CEILINGS and ALLOCATED PARKING.



Council Tax Band: B



PROPERTY DETAILS

If you're seeking a charming period home at an affordable price, set in a delightful location, then this is worth considering.

This superb two-bedroom, ground floor apartment, tucked away amidst beautiful countryside yet minutes from local amenities, is situated within a historic building. Featuring large picture windows and high ceilings -characteristic of its period, the property boasts allocated parking within the expansive car park on the approach to Woodland Mills.

Upon entry, a telecom system leads to a warm communal entrance hall with stairs, elevator and corridor providing access to the apartments. The interior is light, airy and neutrally decorated throughout, appealing to a variety of buyers including first-timers, investors, singles and professional couples. The apartment comprises a spacious entrance hall, a cozy sitting room with two picture windows and a dining kitchen boasting stylish units and integral appliances. The master bedroom and a further good-sized bedroom both feature two distinctive windows, while the luxurious four-piece bathroom, recently installed, impresses with underfloor heating.

Woodlands Mill stands majestically in an elevated position offering captivating, long-distance views on the fringe of the village. Steeton itself offers essential amenities such as a village shop, convenience store, doctors, public house and a hotel serving food and drinks. With excellent commuting links by bus or train, Steeton is a sought-after village close to many major towns.

For those looking for a period home at an affordable price in a delightful setting then take a look at this!

ADDITIONAL DETAILS

The lease is 150 years from 2006.
Service charge is £162 per calendar month.
Ground rent is £150 per annum.

Woodlands Mill dates from 1812, built by Thomas Pearson & Sons. In 1847 the mill was purchased by John Clough. The stream alongside Barrows Lane was dammed to provide power for the old Woodlands Mill (Worsted Spinning).

Legend has it that a pair of children's clogs were placed in the wheel pit, stylistic date of the clogs suggest around 1830 - 1840. Concealed shoes are often placed 'guarding danger points', such as doors, windows & stairs. The Woodlands Mill clogs could have been meant as a talisman for good luck in the potentially hazardous environment of a working wool mill, with its large scale machinery & moving wheels.

Construction of the Woodlands Mill development commenced 2005



Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

