

## Woodlands Mill, Mulberry Lane, Steeton, BD20 6PP

Asking Price £124,950

- NO UPPER CHAIN
- ALLOCATED PARKING SPACE
- INTEGRATED KITCHEN APPLIANCES
- SOUGHT AFTER LOCATION
- DOUBLE GLAZING
- TWO BED APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- COMMUNAL ENTRANCE WITH STAIRCASE AND LIFT
- BREATH TAKING VIEWS
- ELECTRIC HEATING

# Mulberry Lane, Steeton BD20 6PP

A CONVENIENTLY PRICED, FOURTH-FLOOR APARTMENT within a historic mill development boasts SEALED UNIT DOUBLE GLAZING, ELECTRIC HEATING and premium fixtures and fittings. With NO UPPER CHAIN this property also has it's own ALLOCATED PARKING SPACE.



Council Tax Band: B



### **PROPERTY DETAILS**

A conveniently priced fourth-floor apartment within a historic mill development boasts sealed unit double glazing, electric heating and premium fixtures and fittings. Accessible via a communal entrance with staircase or lift options, this property caters to various buyers.

This two-bedroom apartment, free from any onward chain, enjoys a sought-after location offering breathtaking panoramic views of the Aire Valley and surrounding countryside. The well-appointed interior comprises two bedrooms, an open-plan lounge/kitchen featuring integrated appliances such as a washing machine, dishwasher and fridge/freezer, alongside a contemporary shower room. There is also a loft space which is used for storage. Benefitting from a secure entry system, lift access and an allocated parking space, prompt viewing is recommended.

Steeton boasts a selection of everyday amenities including a mini-supermarket, newsagent and post office. Additionally, Steeton and Silsden train station, situated approximately half a mile away, provides convenient connections to the major towns and cities of West Yorkshire.

### **ADDITIONAL DETAILS**

The lease is 150 years from 2010.

Service charge is £162 per calendar month.

Ground rent is £150 per annum.

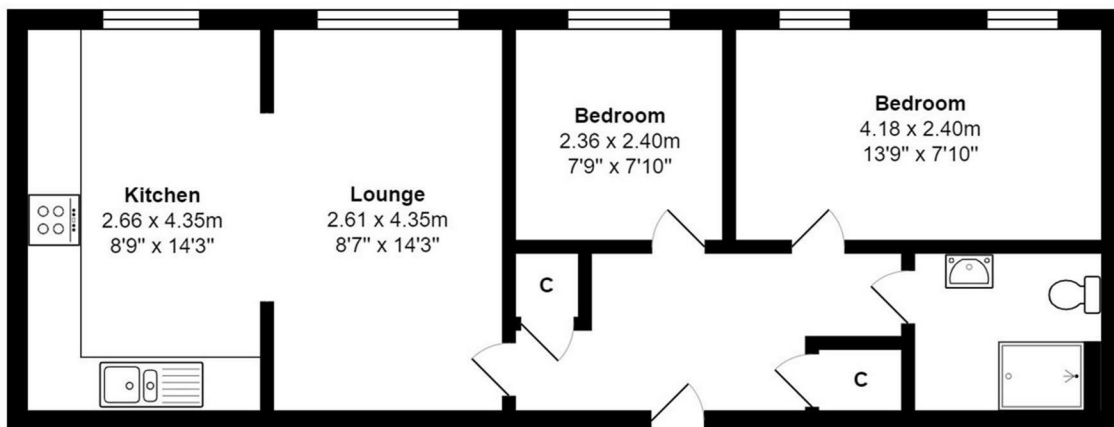
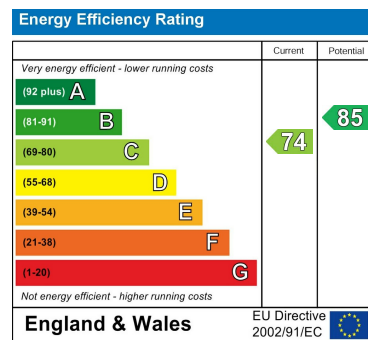


## Viewings

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

## EPC Rating:

C



Ground Floor

Total Area: 53.5 m<sup>2</sup> ... 575 ft<sup>2</sup>

All measurements are approximate and for display purposes only