

# HUNTERS<sup>®</sup>

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## Burnside

Addingham, Ilkley, LS29 0PJ

£895 Per Month



A well presented two bedroom apartment located in a beautiful former silk mill thought to have been originally built in 1885. Overlooking surrounding countryside yet in a central Addingham location. The second floor apartment is of good proportions with a contemporary open plan living space with characterful high ceilings incorporating a quality fitted kitchen with integral appliances, two double bedrooms one with en suite, and separate bathroom. Externally there is the benefit of an allocated parking space.

Addingham is a much sought after village which benefits from a selection of shops, pubs and a regular bus services to the surrounding area including the beautiful Bolton Abbey estate and thriving Ilkley town centre. Ilkley is located approximately 3 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and regular rail links to the commercial centres of Leeds and Bradford.



## ACCOMMODATION

The property benefits from sealed unit double glazing and electric heating throughout.

## GROUND FLOOR

Communal entrance having stairs to the upper floors.

## SECOND FLOOR

With access to the apartment.

## ENTRANCE HALL 4'7" x 19'1" (1.39 x 5.82)

Entrance door leads to newly carpeted flooring, cupboard housing hot water cylinder and offering additional storage, electric heater.

## BEDROOM 17'6" x 11'3" (5.33 x 3.43)

With window to the front elevation overlooking Addingham village, benefits from lots of natural light, high ceilings, cast iron columns and fitted wardrobes.

## EN SUITE 6'6" x 6'2" (1.98 x 1.87)

Tiled splashback and tiled shower cubicle, white suite with low level w/c, pedestal wash hand basin with mixer tap, shower cubicle with electric shower, electric radiator.

## HOUSE BATHROOM 10'7" x 5'5" (3.22 x 1.64)

Fully tiled with white suite comprising of low level w/c, pedestal wash hand basin, panelled bath with mixer tap and hand held shower over, radiator, vinyl flooring, mirrors with storage behind.

## KITCHEN 17'7" x 11'9" (5.36 x 3.57)

Having a good range of base and wall units, laminate work surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap over. Built in electric oven, electric hob and stainless steel extractor hood over, integrated dishwasher and washing machine.

## LIVING /DINING ROOM 13'7" x 12'2" (4.15 x 3.72)

Window to rear with countryside views, radiator. open to the kitchen area.

## BEDROOM 8'6" x 17'4" (2.60 x 5.29)

Window to rear aspect, radiator, fitted wardrobes.

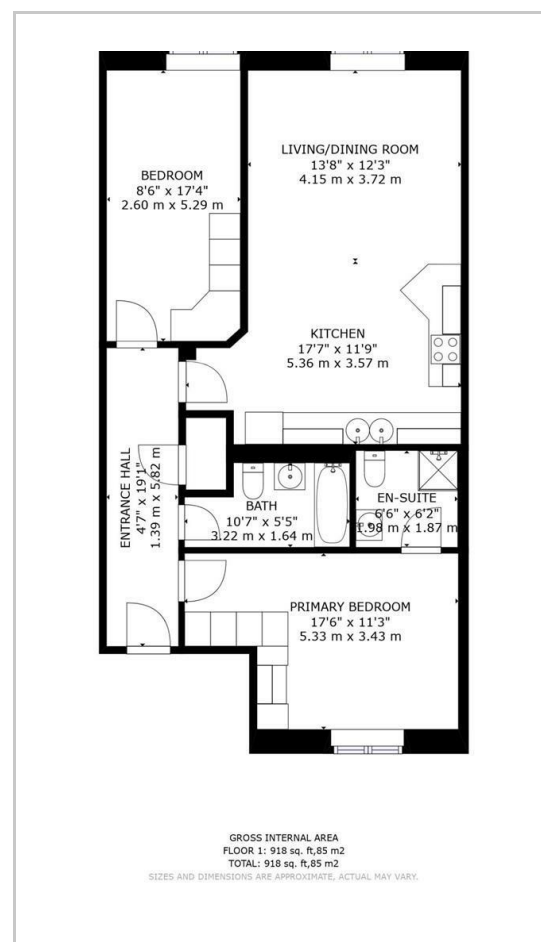
## OUTSIDE

Allocated parking space to the rear.

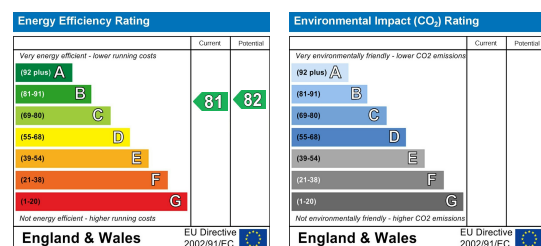
## Area Map



## 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.

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