



## Highgate Mill Fold, Queensbury,

**£40,000**

**\*\* 13 Highgate Mill, Highgate Mill Fold, Queensbury, Bradford, BD13 2SL \*\*** We are acting in the sale of the above property and have received an offer of £40,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place \*\*

**\* MILL CONVERSION APARTMENT \* ONE BEDROOM \* CHARACTERFUL \*  
\* PARKING \* IDEAL FTB \* NO ONWARD CHAIN \***

**NO UPPER CHAIN!!** An excellent opportunity for a number of buyers to purchase this one bedroom first floor apartment in this popular mill conversion.

The accommodation briefly comprises communal hallway, vestibule, open plan lounge/kitchen, bedroom and bathroom.  
Externally there is parking.  
Early viewing recommended!



Entrance Vestibule

With useful storage.

Open Plan Lounge/Kitchen

15'4" x 11'6" (4.67m x 3.51m)

Lounge area has a double glazed window.

Kitchen area has a range of wall and base units incorporating stainless steel sink unit.

Bedroom One

10'7" x 9' (3.23m x 2.74m)

With double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin.

Exterior

To the outside there is a parking space.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.2 miles, turn left onto Back Ln, right onto Julian Dr, right onto Highgate Mill Fold.

TENURE

We assume the property is LEASEHOLD. We await further details.

Council Tax Band

TBC. Not currently logged on the government register.

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

