



Apt 16

2 Mill Fold | Addingham | Addingham | LS29 0SY

Asking price £107,089

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Trusted Estate Agents

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A beautifully presented two double bed roomed apartment located on the first floor of this converted mill, nestled at the heart of Low Mill village.

Situated within close proximity of riverside walks and enjoying access to a meadow, this shared equity apartment represents an excellent opportunity to take that first step onto the property ladder. The apartment includes an allocated parking space and is within walking distance of the centre of Addingham.

Communal Entrance

With lift and stair access to the upper floors.

First Floor

Private Entrance Hall

11'0" x 4'10" (3.35m x 1.47m)

Linen cupboard and useful utility cupboard with plumbing for a washing machine and work top over.

Living Area

15'3" x 10'1" widening to 13'10" (4.65m x 3.07m widening to 4.22m)

A lovely light and airy living area with French doors leading to the Juliet balcony. Laminate wood flooring. Opening to:

Kitchen

9'5" x 7'5" (2.87m x 2.26m)

Fitted with a range of base and wall units, coordinating work surfaces and concealed lighting. Integrated oven, four ring electric hob with hood over and integrated dishwasher. Space for a freestanding fridge freezer.

Bedroom One

15'4" x 9'9" (4.67m x 2.97m)

A generous double bedroom featuring an extensive range of fitted wardrobes. Large window to the rear elevation.

Bedroom Two

11'9" x 8'9" (3.58m x 2.67m)

A further double bedroom with laminate wood flooring and a window to the rear elevation.

Bathroom

8'8" x 5'3" (2.64m x 1.60m)

Smartly presented and comprising a bath with shower over plus glass screen, hand wash basin, w.c. and a heated towel rail.



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Outside

An amenity unique to the Low Mill development is a meadow, ideal for an evening stroll in the sunshine.

Parking Space

There is an allocated parking space for the apartment along with communal visitor parking.

Addingham

With a rich history, Addingham is a beautiful Dales Village that sits to the west of Ilkley. Nestled on the banks of the River Wharfe and surrounded by open countryside, the village offers an ample range of shops, a post office, dental and doctors' surgeries, various inns and eateries and a primary school that was rated as 'outstanding' by Ofsted in 2023. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds, Bradford and London.

Communal Meadow

A short distance from the apartment, there is a communal flower meadow.

Tenure

The property is held on a 125 year lease dated from 1st January 2005.

Service Charge

The current service charge amounts to £134.00 per month.

Shared Equity

Offered for sale is a 43.71% equity share.

Council Tax

City of Bradford Metropolitan District Council Tax Band C.

Please Note

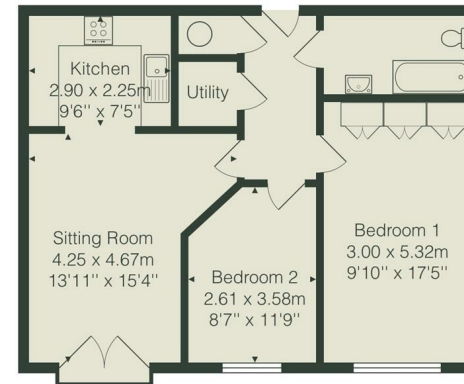
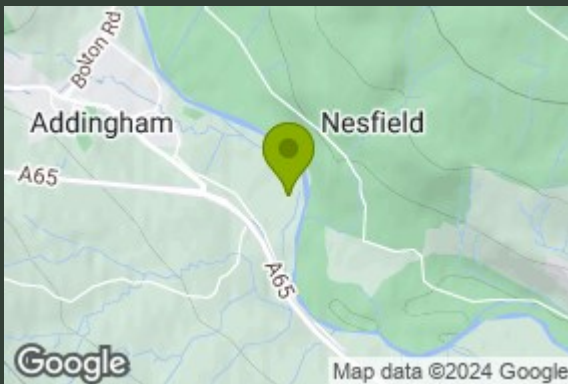
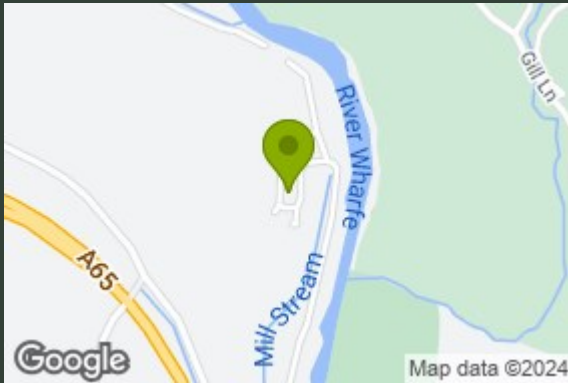
The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.

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Total Area: 63.9 m² ... 688 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B		81	85
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(1-1) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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