



Mill Fold | | Addingham | LS29 0SY

Asking price £520,000

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WHITE**
Trusted Estate Agents

35 Low Mill

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A stunning penthouse apartment enjoying breathtaking views to all sides, providing sprawling two bedroomed, two bathroom accommodation appointed to an excellent standard throughout.

This luxury home features an outstanding South West facing private terrace and provides a real sense of peace and tranquility whilst still being within easy reach of the village centre and Ilkley.

- Luxury Penthouse Apartment With Outstanding Views
- South Westerly Aspect
- Two Double Bedrooms / Two Bathrooms
- Two Off-Street Parking Spaces

With electric heating, the accommodation comprises:

Ground Floor

Two secure communal entrances at either end of the building, with lift and stair access to the upper floors.

Third Floor

Private Entrance Hall

13'10 x 4'7 (4.22m x 1.40m)

An inviting entrance hall with high quality laminate wood floor, linen cupboard housing the water cylinder and a useful store cupboard with plumbing for a washing machine.



A standout feature is the sizeable, private South West facing terrace that offers the perfect place for outdoor entertaining, taking in in the stunning views towards Addingham Moorside. Including a useful garden shed.



Living & Dining Area

23'2 x 12'8 (7.06m x 3.86m)

A generous space filled with natural light via two sets of sliding glazed doors that lead out to the private terrace.

Breakfast Kitchen

12'0 x 11'4 (3.66m x 3.45m)

Comprising an extensive range of base and wall units with granite work surfaces. Integrated appliances include an oven plus grill, ceramic hob with hood over, fridge, freezer and dishwasher.

Principal Bedroom

17'3 x 9'0 (max) (5.26m x 2.74m (max))

A spacious double bedroom featuring a range of fitted wardrobes. A window to the front elevation includes plantation shutters and offers a beautiful outlook.

En Suite

8'7 x 3'10 (2.62m x 1.17m)

With underfloor heating and comprising a walk-in rainfall shower with glass screen, hand wash basin, w.c and an LED back-lit mirror cabinet.

Bedroom

12'5 x 8'8 (3.78m x 2.64m)

A second double bedroom with mirror-fronted recessed wardrobes. A window to the front elevation includes plantation shutters and also offers a pretty, far reaching view.

Shower Room

11'7 x 5'9 (3.53m x 1.75m)

With underfloor heating and featuring a walk-in rainfall shower with glass screen, hand wash basin set within vanity unit, w.c and a heated towel rail.

Outside

Terrace

A standout feature is the sizeable, private South West facing terrace that offers the perfect place for outdoor entertaining, taking in in the stunning views towards Addingham Moorside. Including a useful garden shed.

Meadow

A particularly unique element is a private meadow that is provided as an amenity for the residents of Low Mill.



Tenure

The property is held on a 125 year lease dated from January 2005. Annual Ground Rent - £284.68. Next review due 2028.

Service Charge

The annual service charge amounts to £1656.00.

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.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

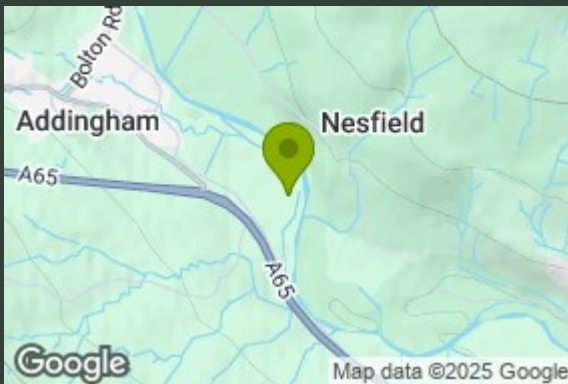
Addingham

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.



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Total Area: 83.1 m² ... 894 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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