

# Whitfield Mill Meadow Road, Apperley Bridge Bradford BD10 0LP



## welcome to

## Whitfield Mill Meadow Road, Apperley Bridge Bradford

A well presented duplex apartment situated in the old Whitfield Mill Dyehouse development, offering open plan living, en suite facilities and a mezzanine. This property would suit a wide range of buyers from first time or someone looking to downsize. Viewing is advised and having no onward chain.













#### **Entrance Hall**

The hallway has a large storage cupboard, carpet flooring, understairs cupboard with space for a washing machine and stairs leading to the mezzanine.

#### Lounge/Kitchen/Diner

29' 9" x 13' 6" ( 9.07m x 4.11m )

A fabulous room offering open plan living, having a fabulous high ceiling emphasising just how spacious the room really is. The lounge area has a feature exposed stone wall with two large windows to the front allowing an abundance of natural light to flow through keeping the room bright and airy. Laminate flooring continues into the dining/kitchen area where there are a range of wall and base units with worksurfaces incorporating a sink, drainer and electric hob with extractor hood above, a tiled splashback and there are a range of integrated appliances.

#### **Study Area**

A great additional space on the mezzanine, perfect for somebody working from home.

#### **Bedroom One**

20' 2" x 10' 1" ( 6.15m x 3.07m ) A spacious double bedroom having a feature exposed stone wall with a large window allowing a good amount of natural light to flow through. The room also has carpet flooring and access to en suite facilities.

### En Suite

Part tiled and fitted with a three piece suite comprising of a shower cubicle, pedestal wash hand basin, wc, vinyl flooring, heated towel rail and extractor fan.

### **Bedroom Two**

10' 11" x 8' 3" (  $3.33m \times 2.51m$  ) A double bedroom with carpet flooring, electric heater and a wooden single glazed window looking into the main lounge area.

#### Bathroom

Part tiled and fitted with a three piece suite comprising of a panel bath with shower above, pedestal wash hand basin, wc, heated towel rail, vinyl flooring and an extractor fan.

#### Parking

There is an allocated parking space in the communal undercover car park.

#### **Agents Note**

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





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## Whitfield Mill Meadow Road, Apperley Bridge Bradford

- Duplex Apartment
- Two Double Bedrooms
- En Suite Facilities
- Spacious Open Plan Living
- Mezzanine Study Area

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



### view this property online williamhbrown.co.uk/Property/YEA106748



Property Ref:

YEA106748 - 0002

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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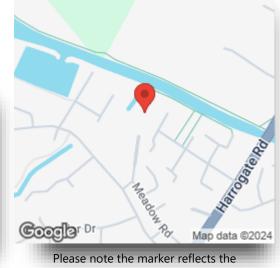


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postcode not the actual property