









# welcome to

# Whitfield Mill Meadow Road, Apperley Bridge Bradford

Stylish Duplex apartment in the historic Whitfield Mill Dyehouse, Beautifully presented throughout and full of character, this property offers a unique blend of modern comfort and historic charm. Boasting open-plan living, a mezzanine level, and en suite facilities, Ideal for a variety of buyers.





Charming Two-Bedroom Duplex in the Historic Whitfield Mill Dyehouse. We are delighted to offer for sale this beautifully presented two double bedroom duplex apartment, located within the character-rich setting of the old Whitfield Mill Dyehouse. The property offers versatile and stylish accommodation, ideal for first-time buyers or those looking to downsize, and is available with no onward chain. The lower level features a spacious open-plan living, dining, and kitchen area, perfect for modern living and entertaining. Also on this floor is a generously sized double bedroom complete with en suite facilities. Upstairs, you'll find a second double bedroom and a separate bathroom, along with a fantastic mezzanine space that lends itself perfectly to use as a home office, study, or guest room. Adding to the appeal is an allocated parking space in the secure, communal undercover car park below. The location is equally impressive just a short drive from Greengates and Idle, where you'll find a variety of shops, bars, restaurants, and supermarkets. Excellent transport links provide easy access to Leeds, Bradford, and surrounding areas, with Apperley Bridge

## **Entrance Hall**

# Lounge/Kitchen/Diner

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

## **Study Area**

#### **Bedroom One**

20' 2" x 10' 1" ( 6.15m x 3.07m )

## **En Suite**

#### **Bedroom Two**

10' 11" x 8' 3" ( 3.33m x 2.51m )

#### **Bathroom**

## **Parking**

## **Agents Note**











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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

Council Tax Band: D Service Charge: 3029.80

Ground Rent: 150.00

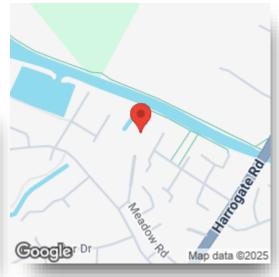
This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £150 000









Please note the marker reflects the postcode not the actual property

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



Property Ref: YEA106748 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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.



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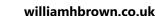


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