



**Whitfield Mill Meadow Road, Apperley Bridge Bradford BD10
OLP**

welcome to

Whitfield Mill Meadow Road, Apperley Bridge Bradford

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. Stylish DUPLEX apartment in the historic Whitfield Mill Dyehouse,



Lease Details

Ground Rent: £150 pa
Service Charge: £3029.80 pa

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 x 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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welcome to

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

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Property Ref:
YEA106748 - 0011

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