



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A 1 BEDROOMED FIRST FLOOR APARTMENT WITH A
SUPERIOR SPECIFICATION WITHIN A MODERN MILL
CONVERSION CLOSE TO OPEN FIELDS & COUNTRYSIDE
HAVING THE BENEFIT OF TRAIN LINKS FROM THE
DOORSTEP**



APARTMENT 3 HORACE MILLS CONONLEY

A modern 1 Bedroomed first floor apartment set within this exciting and award winning mill conversion by Messrs Candelisa. Having an **upgraded and superior specification** throughout to notably include; **quartz worktops** to the Kitchen, **double ovens & a full range of integrated Neff appliances**, and a **bespoke range of wardrobes & storage** to the Bedroom.

Having a **modern open plan layout** with the benefit of a **sheltered balcony** and a beautiful fully tiled Shower Room, the apartment offers a feeling of city living in the countryside.

PRICE: £197,500

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Cononley is a very highly regarded village in the Aire Valley, known for having 2 friendly pubs, a well maintained park, a village shop and a train station providing excellent links to nearby Skipton, Leeds & Bradford. The location could not be better having all of the amenities virtually on the doorstep and in further detail comprises:

TO THE GROUND FLOOR

Communal lobby with secure entry system giving lift access and stairs to the first floor.

Hardwood Entrance door to:

HALLWAY: 6'10" x 3'8" matted flooring, telephone entry system and electric heater.

OPEN PLAN KITCHEN, DINING & LIVING ROOM: 28'3" x 16'8" (max) comprising an upgraded and comprehensive range of wall and base units with quartz worktops over incorporating double Neff ovens, integrated Neff appliances to include fridge freezer, dishwasher and washer, inset composite 1½ bowl sink unit, induction hob with concealed extractor hood over, peninsular island with breakfast bar, Oak flooring, useful store cupboard housing hot water cylinder, space for **DINING TABLE** and chairs, **SITTING ROOM** area with part panelled walls, fully glazed door with glazed side panels to a decked **BALCONY** with timber panelled walls and glass balustrade.



INNER HALLWAY

SHOWER ROOM: 7'6" x 5'4" comprising large walk-in shower enclosure with thermostatic shower with dual heads and glass screen, low suite w.c with concealed cistern, wash hand basin with drawers below, chrome ladder towel rail, fully tiled walls and floor, large wall mirror and extractor fan.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



BEDROOM: 14'6" x 7'10" with an extensive bespoke range of fitted wardrobes, bedside units and hidden bed head storage, and full floor to ceiling window shutters.



TO THE OUTSIDE

There is an allocated external parking space (No 3) and use of the secure bicycle store.

The train station is within a minutes walk from the apartment.



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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band C.

SERVICES: Mains water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

POST CODE: BD20 8FG

TENURE: The property is leasehold with 994 years remaining. We have been advised that there is an annual service charge of £1223.20 and an annual ground rent of £247.54. The property also has a Buildzone guarantee with approximately 5 years remaining.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk

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