



# wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A BRIGHT & SPACIOUS 2 BEDROOMED FIRST FLOOR  
APARTMENT WITH LONG DISTANCE VIEWS, PRIVATE  
PARKING AND USE OF COMMUNAL GARDENS IN THIS  
POPULAR SEMI-RURAL DALES VILLAGE**



**4 ROYD MEWS  
INGS LANE  
BRADLEY**

Comprising one of six apartments within this bespoke conversion located at first floor level with elevated views towards the countryside, this spacious apartment has a lovely light & airy feel, boasting a full width open plan Kitchen & Sitting Room, 2 well-proportioned Bedrooms and a modern Bathroom suite.

Having the benefit of excellent storage to a large boarded loft, a private parking space and use of the communal gardens, the apartment is also handily placed to take advantage of the local services which include a convenience store, village hall, public house, a well-respected primary school and playing field.

**PRICE: Offers in excess of £145,500 –  
NO CHAIN**

**Tel: 01535 637333**

**[www.wilman-wilman.co.uk](http://www.wilman-wilman.co.uk)**

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



The village also has direct access to **canal towpath & country walks, with a regular bus service to the nearby market town of Skipton** where a wider choice of shops, services & secondary schools are available.

**Offered with no forward chain,** the apartment further comprises:

### **THE GROUND FLOOR**

Communal entrance door to hallway and staircase to:

### **THE FIRST FLOOR**

**HALLWAY:** with oak effect laminate flooring, deep storage cupboard with coat & shoe storage and space for a condensing dryer.

**OPEN PLAN KITCHEN & SITTING ROOM:** 22'9" x 12'0" with range of wall and base units, laminate worktops incorporating 1½ bowl stainless steel sink unit & drainer, space for freestanding electric oven with gas point, space for tall fridge freezer, washer plumbing, windows on 2 sides with country views, oak effect laminate floor and opening to:



**SITTING ROOM:** with windows on 2 sides with similar long-distance views, access to part boarded roof void via drop down ladder and telephone intercom system.



**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 1:** 13'10" x 8'7" with views towards fields.

**BEDROOM 2:** 10'8" x 6'9".

**BATHROOM:** 6'8" x 5'5" comprising panelled bath with electric shower over & glass screen, low suite w.c, pedestal wash hand basin, majority tiled walls, laminate floor and frosted window.



### **TO THE OUTSIDE**

The apartment benefits from a private allocated parking space and use of the visitor parking spaces.

There are communal low maintenance gardens for use and enjoyment by all residents.



**COUNCIL TAX BAND:** Verbal enquiry reveals that this property has been placed in Council Tax band B.

**SERVICES:** Mains gas, 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.

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**POST CODE: BD20 9DW**

**TENURE:** The property is leasehold with the remaining term of a 999 year lease from 1988 and vacant possession will be given on completion of the sale. There is a reasonable service charge of £160 per month, covering building insurance and maintenance of communal areas.

**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](http://www.wilman-wilman.co.uk)**

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