



## Horsforth Mill, Low Lane, Horsforth,

**£260,000**

- \* LUXURY APARTMENT \* MILL CONVERSION \* TWO BEDROOMS \* TWO BATHROOMS \*
- \* MODERN FIXTURES & FITTINGS \* SPACIOUS OPEN LIVING \*
- \* SECURE GATES & PARKING \* LIFT & COMMUNAL GARDENS \*

A fantastic opportunity to purchase this two bedroom mill conversion.

This second floor apartment provides luxury living at the highest standard.

Converted approximately two years and provides 'ready to move into' accommodation.

The building is entered via remote controlled gates leading to private parking and communal gardens.

Lift access to the second floor, reception hall, open plan lounge/kitchen with open aspect to two sides, two bedrooms and two shower rooms.

Viewing highly recommended.



Converted approximately two years and providing 'ready to move into' accommodation, two bedroom luxury second floor mill conversion. Providing luxury living at the highest standard. The building is entered via remote controlled gates leading to private parking and communal gardens. Lift access to the second floor, reception hall, open plan lounge/kitchen with open aspect to two sides, two bedrooms and two shower rooms. Viewing highly recommended.

**Communal Entrance**

With lift to second floor.

**Reception Hall**

**Open Plan Lounge / Kitchen**

15'7" x 28'3" (4.75m x 8.61m)

Lounge area has two electric storage heaters and oak flooring. Kitchen area has modern grey fitted units incorporating stainless steel sink unit, electric double oven and hob, integral fridge freezer and dishwasher.

**Bedroom One**

14'1" x 9' (4.29m x 2.74m)

With en-suite shower room;

**En Suite Shower Room**

Comprising shower cubicle, low suite wc, hand basin, part tiled walls and heated towel rail.

**Bedroom Two**

14'1" x 8'3" (4.29m x 2.51m)

**Shower Room**

Modern shower room comprising shower cubicle, low suite wc, hand basin, part tiled walls and heated towel rail.

**TENURE**

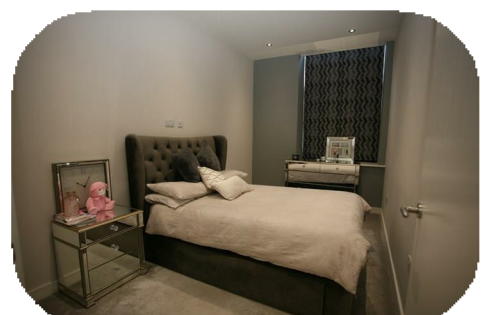
The property is leasehold. We have been advised that the Ground Rent is £250 per annum and the Service Charge is £1430 per annum.

**PLEASE NOTE**

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

**COUNCIL TAX BAND**

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

**Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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