

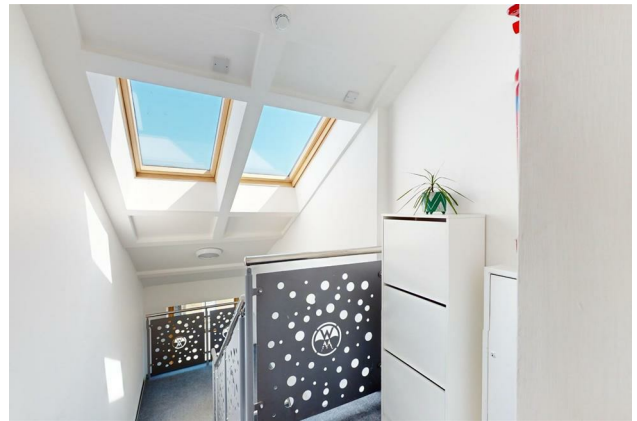
# HUNTERS®

HERE TO GET *you* THERE

**Waterloo Mill, Silsden**

**Offers In Excess Of £155,000**

**Property Images**





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## Property Images





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	63	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Nestled in the charming Hainsworth Road of Silsden, this luxury penthouse apartment offers a unique blend of history and modernity. Building began between 1867 and 1877 for Charles Hastings and Co, worsted spinners and the site completed by 1884 as a Room and Power mill. The buildings were converted into residential properties in the mid-1990's and remain on a 999 year lease.

This property boasts exposed roof timbers that add character to the space, complemented by an abundance of natural light flooding in through the Velux windows, offering some picturesque views.

Spanning approximately 1000 square feet, this loft-style apartment features a well-thought-out layout with a spacious open plan living, dining, and kitchen area. The trendy kitchen, recently renovated, is equipped with modern appliances, making it a delightful space for culinary enthusiasts.

With two generous double bedrooms, a convenient home office, and a large boutique-style bathroom, this penthouse caters to various lifestyle needs. Additionally, the inclusion of a laundry/utility room adds to the practicality of the property. Having independent electric heating.

Upon arrival, you are greeted by a landing area perfect for storing coats and shoes, enhancing the functionality of the entrance. Furthermore, the property offers a dedicated parking space along with visitor parking, ensuring convenience for residents and guests alike.

Situated in the vibrant village of Silsden, residents can enjoy easy access to a plethora of independent shops, pubs, and restaurants, creating a bustling community atmosphere. Not to mention, the proximity of the train station, just a mile away, adds to the convenience of commuting for residents.

In summary, this penthouse apartment on Hainsworth Road presents a rare opportunity to own a beautifully presented and spacious property that seamlessly combines traditional elements with modern comforts, offering a lifestyle of both charm and convenience in the heart of Silsden.

Service charge including ground rent £140 per month.

### **On-Line-Bullet-Points**

- A very well presented penthouse apartment
- Just shy of 1100 sq feet
- Spacious open-plan living-dining-kitchen
- Very light & airy via a multitude of large Velux windows
- 2 Double bedrooms plus home-office
- Good size bathroom. Separate utility / laundry room
- Designated parking +visitor parking
- Ideal village location. Lots going on
- No upward chain
- 970 years remaining on lease