

# HUNTERS®

HERE TO GET *you* THERE

**Royd Mews, Ings Lane, Bradley**

**Price £160,000**

**Property Images**

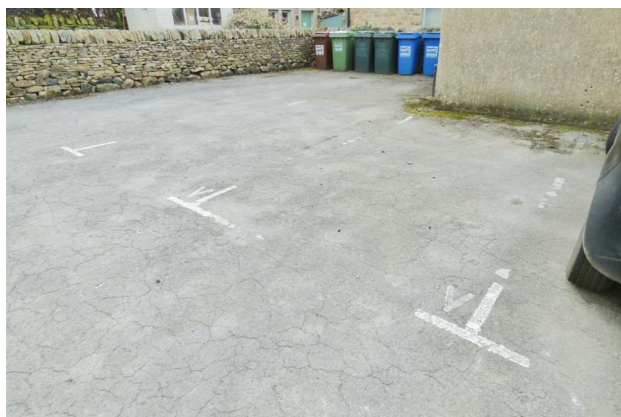


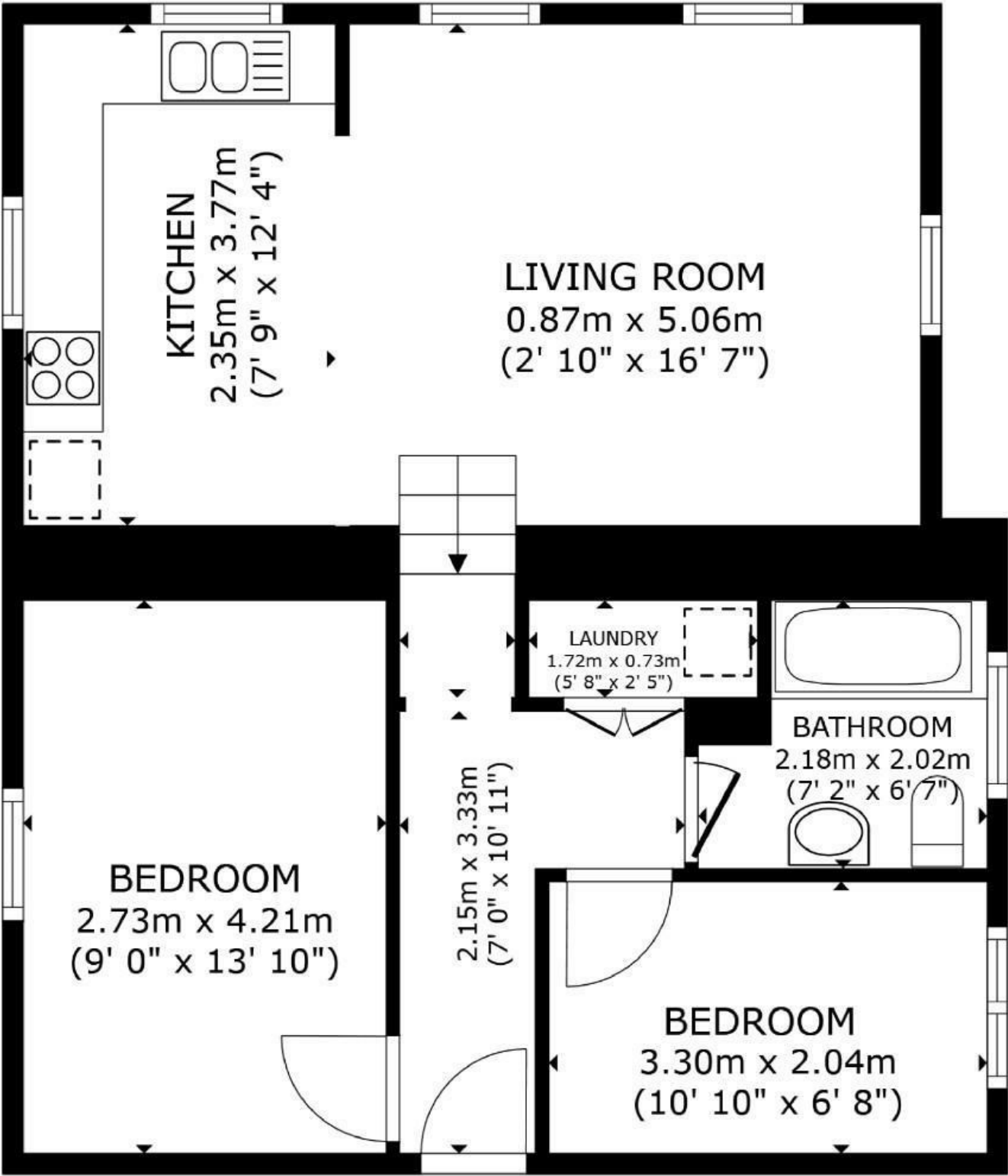


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## Property Images





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Nestled in the charming village of Bradley, near Skipton, this smart first-floor apartment offers a delightful blend of Edwardian character and modern living.

Part of a small mill development comprising only six apartments, this residence is designed to maximise light and space, providing countryside and hilltop views, easy maintenance and off-street-parking.

Upon entering, you are welcomed by a spacious entrance hall that leads to two bedrooms with the larger of the two being a good sized double with a pleasant outlook., and the other a small double / large single. The well-appointed house bathroom features a white suite, including a panelled bath with an Aqua electric shower, ensuring comfort and convenience.

A short flight of stairs descend to the inviting open-plan living space. The sitting area which boasts a dual aspect, allowing natural light to flood in while offering picturesque views across the valley. The dining-kitchen is equipped with a range of modern base and wall units, and ample space for appliances, making it ideal for culinary enthusiasts.

Outside, residents can enjoy the beautifully maintained communal gardens, perfect for leisurely strolls or social gatherings. The property also includes designated parking for one vehicle, with additional visitor parking available.

Located in the heart of the village, you will find essential amenities such as a general store, a highly regarded public house, and a primary school, all within easy reach. The nearby town of Skipton, just a short journey away, offers a wider selection of shops, cafes, and restaurants, along with excellent schools, and transport links to the larger business centres of North and West Yorkshire.

This apartment is leasehold, with a 999-year lease from 1988, and a reasonable service charge of £155 per month, covering building insurance and maintenance of communal areas. If you seek a property that combines space, quality, and affordability in a desirable village setting, this apartment is certainly worth a visit.

#### Buyer & Seller Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers and sellers to the contract. These checks are carried out through SmartSearch, and we make a charge of £30.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

#### On-Line-Bullet-Points

- An affordable village property • Great location in the centre, close to amenities • Easy to keep yet good sized apartment • Dedicated parking & visitor parking • Pleasant outlook • Chain free • 5 minutes into Skipton • Village shop, pub and school