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# Burnside, Addingham, Ilkley, LS29 0PJ

## By Auction £95,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £95,000\* BIDDING CLOSES 12 FEBRUARY 3PM\* FEES APPLY  
\* REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

A well presented two bedroom apartment located in a beautiful former silk mill thought to have been originally built in 1885. Overlooking surrounding countryside yet in a central Addingham location. The second floor apartment is of good proportions with a contemporary open plan living space with characterful high ceilings incorporating a quality fitted kitchen with integral appliances, two double bedrooms one with en suite, and separate bathroom. Externally there is the benefit of an allocated parking space.

Addingham is a much sought after village which benefits from a selection of shops, pubs and a regular bus services to the surrounding area including the beautiful Bolton Abbey estate and thriving Ilkley town centre. Ilkley is located approximately 3 miles away and has a wide range of first class amenities including supermarkets, shops, restaurants, bars and regular rail links to the commercial centres of Leeds and Bradford.

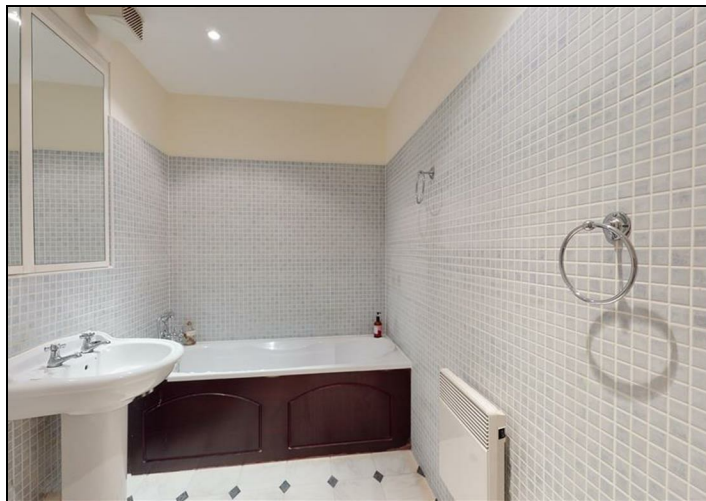
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## KEY FEATURES

- CHAIN FREE
- TWO BEDROOM APARTMENT
- CONTEMPORARY INTERIORS
- BEAUTIFUL MILL CONVERSION
- VIEWS OVER ADDINGHAM AND COUNTRYSIDE
- ALLOCATED PARKING SPACE
- EPC RATING B
- COUNCIL TAX BAND C







#### ACCOMMODATION

The property benefits from sealed unit double glazing and electric heating throughout.

#### GROUND FLOOR

Communal entrance having stairs to the upper floors.

#### SECOND FLOOR

With access to the apartment.

#### ENTRANCE HALL

4'7" x 19'1"

Entrance door leads to newly carpeted flooring, cupboard housing hot water cylinder and offering additional storage, electric heater.

#### BEDROOM

17'6" x 11'3"

With window to the front elevation overlooking Addingham village, benefits from lots of natural light, high ceilings, cast iron columns and fitted wardrobes.

#### EN SUITE

6'6" x 6'2"

Tiled splashback and tiled shower cubicle, white suite with low level w/c, pedestal wash hand basin with mixer tap, shower cubicle with electric shower, electric radiator.

#### HOUSE BATHROOM

10'7" x 5'5"

Fully tiled with white suite comprising of low level w/c, pedestal wash hand basin, panelled bath with mixer tap and hand held shower over, radiator, vinyl flooring, mirrors with storage behind.

#### KITCHEN

17'7" x 11'9"

Having a good range of base and wall units, laminate work surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap over. Built in electric oven, electric hob and stainless steel extractor hood over, integrated dishwasher and washing machine.

#### LIVING /DINNING ROOM

13'7" x 12'2"

Window to rear with countryside views, radiator. open to the kitchen area.

#### BEDROOM

8'6" x 17'4"

Window to rear aspect, radiator, fitted wardrobes.

#### OUTSIDE

Allocated parking space to the rear.

#### AGENTS NOTES

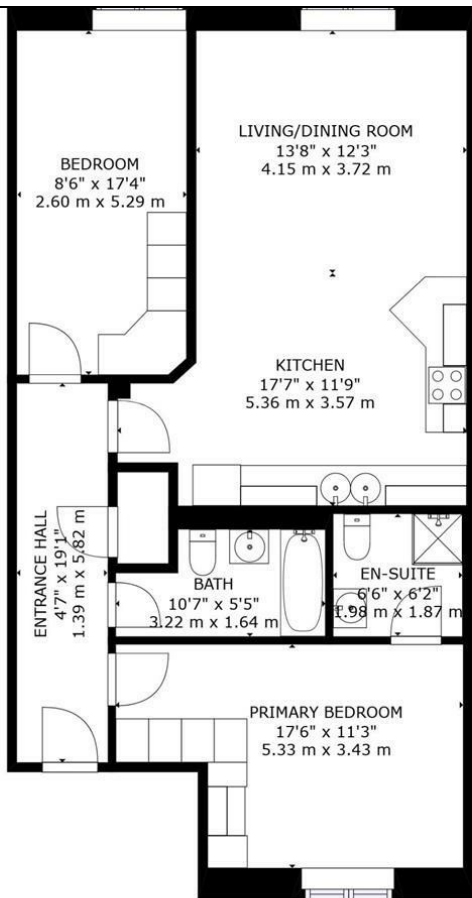
We have been informed by the current owner there is a 999 year lease from 20th December 2002 and annual ground rent of £175. The service charge for 2023/2024 is £2617.36 per annum to include maintenance of the building, gardens, communal areas, cleaning of communal areas and windows, buildings insurance, health and safety and contributions towards the sinking fund.

Council Tax Band C, Bradford City Council

#### INVESTMENT \* LETTINGS \* MANAGEMENT

For Landlords, we offer a dedicated and professional Lettings service, tailored to your individual requirements. If you are looking for an investment and would like any advice on the rental potential, then please contact our Lettings Department.





GROSS INTERNAL AREA  
FLOOR 1: 918 sq. ft, 85 m2  
TOTAL: 918 sq. ft, 85 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

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