



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**AN EXCITING OPPORTUNITY TO ACQUIRE AN APARTMENT
OR TOWN HOUSE IN THE SECOND PHASE OF THE
CONVERSION OF THIS HISTORIC GRADE II LISTED MILL IN
THE HEART OF BAILDON CLOSE TO IDYLIC MOORLAND**



PHASE 2, PLOTS 1-19 BAILDON MILLS BAILDON

Phase two of this prestigious Grade II listed mill development is now nearing completion including a choice of **2, 3 & 4 Bedroomed Town Houses & Apartments**, each offering something different; all **being within close proximity to the village centre with lovely moorland walks barely a stone's throw away.**

Baildon is a thriving village community where new properties in this price range are rarely offered to the open market, known for providing a range of shops & facilities and having **regular network links to the larger business centres of Leeds and Manchester.**

PRICES: £149,950 - £339,995

Tel: 01535 637333

www.wilman-wilman.co.uk

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



Having private designated parking, lift access for the apartments and low service charges to be controlled by a self-administered management company, early reservation is highly recommended.



COUNCIL TAX BAND: TBC

SERVICES: Mains water, drainage and electricity are connected. Gas is connected to the town houses. 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.

POST CODE: BD17 6EH

TENURE: There is a mixture of freehold & leasehold properties. More information to follow. A £99 estate charge per annum is applicable for the townhouses, a yearly service charge of £399 is payable for the apartments. The lift service contract is already established for the first 5 years. Pets are allowed within the terms of the lease.

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.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



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VISIT OUR WEBSITE: www.wilman-wilman.co.uk



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