



Burnside | Addingham | Ilkley | LS29 0PJ

Asking price £275,000

TW | **TRANMER
WHITE**
Trusted Estate Agents

22 Burnside | Addingham

Ilkley | LS29 0PJ

Asking price £275,000

An outstanding two-bedroomed, two-bathroom apartment enjoying stunning far-reaching views and benefiting from two off-street parking spaces, occupying the second floor of Burnside Mill in the very heart of Addingham.

A former textile mill, Burnside Mill is located just off Main Street and is the last remaining mill structure within the village centre, providing a unique and characterful setting for this impressive apartment.

- Two Bedrooms / Two Bathrooms
- Two Off-Street Parking Spaces
- Central Village Location
- Stunning Views

With electric heating, the accommodation comprises:

GROUND FLOOR

Communal Entrance Hall

With stairs to the upper floors.

SECOND FLOOR

Entrance Hall

16'9 x 3'3 (5.11m x 0.99m)

Living Area & Kitchen

19'8 x 19'10 (5.99m x 6.05m)

Kitchen:

Comprising a good range of base and wall units with coordinating worksurfaces and a matching island. Appliances include an oven, 4-ring induction hob with hood over, fridge, freezer and a dishwasher. There is also a window offering long-distance views.

Living Area:

With a dual aspect via two large windows overlooking fields and French doors to a Juliet Balcony.

Bedroom

11'6 x 10'9 (3.51m x 3.28m)

An ample double bedroom, with views across the village to open fields and Beamsley Beacon.



This inviting apartment provides fantastic views to two sides, taking in the centre of the village, open fields and Beamsley Beacon.



En-Suite

5'9 x 5'7 (1.75m x 1.70m)

A smartly presented ensuite, comprising a walk-in shower with a sliding glass screen, hand wash basin set within a vanity unit, WC, and heated towel rail

Bedroom

10'9 x 8'10 (3.28m x 2.69m)

Another good sized double bedroom with a stunning view over the village towards Beamsley Beacon.

Bathroom

6'11 x 5'6 (2.11m x 1.68m)

The main bathroom comprises a bath with shower attachment, hand wash basin and a WC.

Parking

The property has two off-street allocated parking spaces.

Tenure

The property is held on a 999 year lease dated from 2002.. The ground rent is £175 per annum.

Service Charge

We are informed by the current service charge is £2606.28 per annum and includes buildings insurance, internal cleaning of communal areas, window cleaning and statutory fire-door checks.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Offer Acceptance & AML Regulations

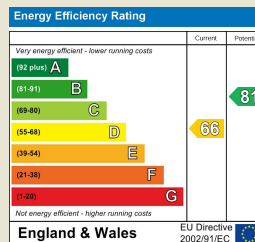
In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and to comply with the expanded Money Laundering Regulations, we are required to obtain proof of how the property purchase will be financed, as well as valid identification from all prospective buyers.

Buyers are kindly asked to provide this information promptly to avoid any delay in agreeing the sale. The cost for these checks is £30 per named buyer (inclusive of VAT), payable to the firm administering the money laundering ID checks, Movebutler.

Please note that the property will not be marked as "sold subject to contract" until appropriate identification has been provided and all AML checks have been fully completed.

Mobile Signal/Coverage

The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>



139 Bolling Road
Ben Rhydding
Ilkley
West Yorkshire
LS29 8PN
01943 661141
ilkley@tranmerwhite.co.uk
<https://www.tranmerwhite.co.uk/>