



wilman&wilman

ESTATE AGENTS · VALUERS · LETTING AGENTS

**A WELL PRESENTED 2 BEDROOMED THIRD FLOOR
APARTMENT FORMING PART OF A FASHIONABLE
GRADE II LISTED MILL CONVERSION WITH A PRIVATE
DESIGNATED PARKING SPACE**



**27 WOODLANDS MILL
STEETON**

Converted by Hanebury Estates in 2006, **this historic Grade II Listed mill is a proud symbol of West Yorkshire's industrial heritage**, set in a prime rural location yet **only minutes away from Airedale General Hospital and Steeton train station** providing direct links to the larger business centres of Skipton, Keighley, Bradford and Leeds.

The apartment is situated on **the 3rd floor to the rear of the mill with views onto communal gardens**, providing an ideal opportunity for those **looking for village life without compromising on the standard of city living**.

PRICE: £105,000 – NO CHAIN

Tel: 01535 637333

www.wilman-wilman.co.uk

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



With electric heating & sealed unit double glazing in timber frames, **lift access to the 3rd floor and allocated parking**, the accommodation is **well presented and offered with no forward chain** and in detail comprises:

TO THE GROUND FLOOR

Communal entrance lobby with stairs and lift access to the upper floors.

TO THE SECOND FLOOR

Communal hallway with self-contained door to:

HALLWAY: with intercom, electric wall heater and large cupboard with coat hooks.

Open plan **KITCHEN / SITTING ROOM:** 14'9" x 12'9" with large paned windows with seats, views over attractive woodland with stream, ceiling downlights and **KITCHEN AREA** with vinyl flooring, cream base and wall units, tiled walls, 4 ring electric hob & electric double oven, extractor fan, 1½ bowl stainless steel sink unit, fitted fridge & freezer and integrated slimline dishwasher.



BEDROOM 1: 15'3" x 8'3" with 2 large windows with seat and ceiling downlight.



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



BEDROOM 2: 10'6" x 8'3" with electric heater, large window with seat and ceiling downlight.



BATHROOM: with vinyl flooring, half tiled walls, pedestal wash basin, low suite w.c, heated towel rail, panelled bath with shower over & glass screen and wall mirror.

TO THE OUTSIDE

There are communal gardens & a sitting out area to the rear and there is a designated parking space in the front courtyard.

SERVICES: Mains water, drainage and electricity are connected to the property. There is no gas connected to this development. 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.

COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band B levied by Bradford Metropolitan District Council.

POST CODE: BD20 6PP

TENURE: The property is held on a 150 year lease from 1st January 2006. Each of the apartments has a share in the management company with an annual ground rent of £150.

MAINTENANCE: We understand the current service charge is £544 quarterly – to include buildings insurance, cleaning & lighting of communal areas, lift servicing, garden and car park maintenance and window cleaning.

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.

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

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