



Apartment 35, Low Mill, 2 Mill Fold, Addingham, Ilkley

Located in the highly desirable historic development of Low Mill, this stunning penthouse apartment enjoys a semi-rural location yet within pleasant walking distance of Addingham Village. The property features well designed open plan living, and a most impressive terrace providing stunning long-distance views and ample space for outside entertaining, two allocated parking spaces and use of a communal meadow.

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Apartment 35, Low Mill, 2 Mill Fold, Addingham, Ilkley, West Yorkshire, LS29 0SY

Skipton 8.5 miles, Bradford 18 miles, Harrogate 19.5 miles, Leeds 20 miles

(all distances approximate)

Guide Price: £460,000

- Penthouse apartment with lift access
- Impressive terrace
- Two double bedrooms including primary with en-suite
- Open plan living space
- Set within a historic and attractive hamlet near the river Wharfe
- Two allocated parking spaces
- Communal meadow



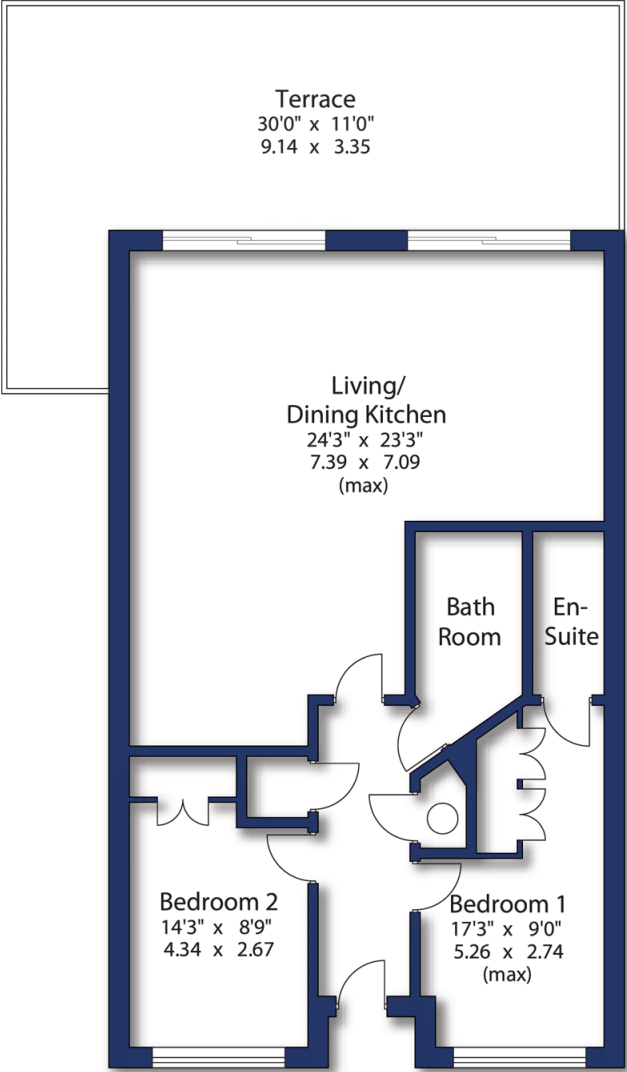
General Remarks

This is a rare opportunity to purchase one of only five penthouse apartments providing exceptional accommodation that must be viewed to be fully appreciated with stunning long distance views from the large westerly facing terrace.

The accommodation in brief includes two communal entrance halls - one providing a lift and staircase, the other providing staircase only access. Upon reaching the upper floor - which can only be accessed by the penthouse apartments - there is an open walkway providing access to the property, with views across Ilkley moor. On entering the home there is a private entrance hallway with useful store cupboard, a separate utility cupboard with plumbing for a washer dryer, two double bedrooms with the primary having luxury en-suite facilities, a modern fitted house bathroom and a fantastic open plan living dining kitchen area that could be arranged to suit one's personal requirements. Double sliding doors open to a particularly generous terrace with incredible semi-rural views and ample space for various seating and planted areas.

To the outside of the property are two allocated parking spaces and the property also has the use of a communal bike store and communal meadow.

Historic Low Mill Village enjoys an exceptional setting on the banks of the River Wharfe within Green Belt countryside between the town of Ilkley and the village of Addingham, with the Dales Way long distance footpath passing through the village. Nearby Addingham provides a useful range of shops, post office, doctors' surgery, a primary school and general amenities, whilst the town of Ilkley has a wider range of shops, restaurants, supermarkets, sports facilities and a railway station from where there are regular commuter rail services to Leeds and Bradford city centres.



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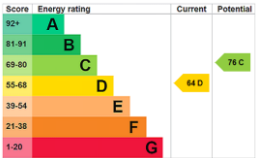
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Contact us



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Directions

Leaving Ilkley on the A65 after the Victoria Avenue traffic lights, continue along the road and turn first right into Ilkley Old Road. Follow the road along for a little while and then turn first right into Old Lane. Continue up Old Lane and bear left into Mill Fold where Low Mill will be found. What3Words: describes.direction.vital

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council. Council Tax Band D

Tenure, Services & Parking

- Leasehold. Terms of Lease: 125 years from 1st January 2005
- Service Charge: £1,656.00 per annum, reviewed annually. Ground Rent: £285 per annum, reviewed 5 yearly. Buildings Insurance: £600 per annum. Maintenance of Communal Meadow: £103.07 for period of 31st Jan 2026 - 01 Aug 2026
- Mains services installed with electric wall mounted heaters and underfloor heating in the bathrooms. There is no gas connection to the property
- Two allocated car parking spaces
- The lease stipulates that the property must be used as a private residential flat only.
- The lease states that the keeping of pets requires the written consent of the landlord and can be withdrawn at any time.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://gov.uk/check-for-flooding-in-england)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 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.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: ILK250463