DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £155,000

- Ground floor apartment
- Two double bedrooms
- Dual aspect living/dining/kitchen
- Spacious and smartly appointed accommodation
- Delightful riverside development
- Allocated parking space plus visitor parking
- Communal garden and large meadow
- Bike store

Apartment 1, Mill Lodge, 1 Mill Fold, Addingham, Ilkley

This smartly presented two bedroom ground floor apartment with off street parking and communal gardens, provides an opportunity to acquire an attractive home in this charming riverside location between Addingham and Ilkley.

1-5 The Grove, Ilkley, West Yorkshire, LS29 9HS
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Apartment 1, Mill Lodge, 1 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)

General Remarks

The apartment is situated on the ground floor of this modern development. This spacious corner apartment which has been smartly appointed to provide an extremely practical and spacious home with two double bedrooms. There is a dual aspect spacious living/dining/kitchen area, useful store cupboard and house bathroom with shower over bath.

Outside there is an allocated parking space along with additional visitor parking and use of a bike store, a communal garden and large meadow.

Historic Low Mill Village enjoys an exceptional setting on the banks of the River Wharfe within countryside between the town of Ilkley and the village of Addingham. Nearby Addingham provides a useful range of shops, post office, doctors' surgery, a primary school and general amenities whilst the town of Ilkley provides a wider range of shops, restaurants, supermarkets, sports facilities and a railway station from where there are regular commuter rail services to Leeds/Bradford city centres. Some bus services are available from Ilkley Old Road at the end of Old Lane to surrounding towns.

Directions

Leaving Ilkley on the A65, continue along and turn right onto Ilkley Old Road. Follow the road along for a little while and then turn right into Old Lane. Continue up Old Lane and bear left onto Mill Fold. As you turn into the development, Mill Lodge is the first building on the left hand side. What3Words: describes.direction.vital

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council, Council Tax Band B

Tenure, Services & Parking

- Leasehold. Terms of Lease: 125 years from 01 January 2005
- Annual Service Charge: 1st January to 31st December 2025 £372
- Annual Ground Rent: 1st January to 31st December 2026 £379.57
- Annual Buildings Insurance: £350
- Management of communal outdoor grounds: For the 6 months from 01/02/2025 to 31/07/2025 the cost was £89.62
- All mains services are installed with electric heating
- Please be aware there is no gas connection to the property
- One allocated parking space
- The lease prevents the keeping of pets

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

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.

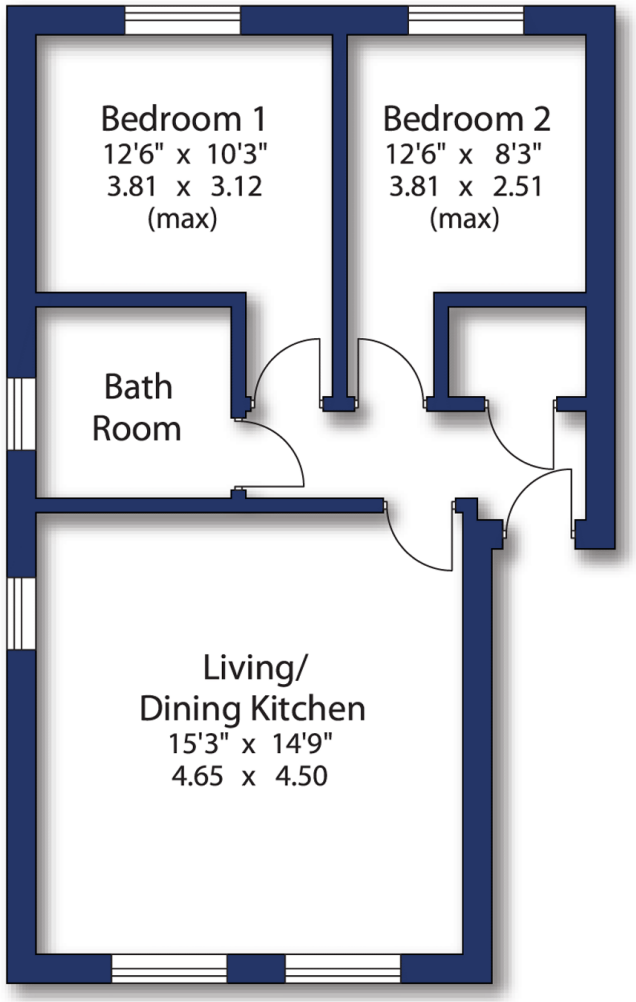
Referral fees

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: ILK250461

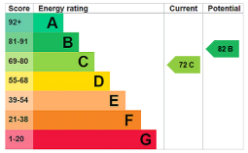




Floorplans



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