DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £275,000

- Two bedroom apartment
- Spacious accommodation
- Open plan living space
- Lift access
- Primary bedroom with en-suite
- Set within a historic and attractive hamlet near the river Wharfe
- Two allocated parking spaces
- Communal meadow

Apt 21 Low Mill, Mill Fold, Addingham, Ilkley

Enjoying a premium, corner position providing increased living space is this smartly presented and spacious, two-bedroom apartment giving the opportunity to acquire a well-planned home with the convenience of two allocated parking spaces and use of a communal meadow, located in this appealing riverside mill village between Addingham and Ilkley.

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Apt 21 Low Mill, 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

This extremely spacious apartment has been smartly appointed throughout with open plan living space and an elevated aspect.

On entering the apartment, the accommodation in brief includes, a welcoming entrance hall with a useful utility cupboard and store cupboard. There is a modern fitted kitchen with ample storage opening to a substantial, dual aspect living room with plenty of natural light and Juliet balcony. The primary bedroom has fitted wardrobes and en-suite facilities, there is a second double bedroom with fitted wardrobes currently in use as a study, and a house shower room. The apartment benefits from both lift and stair access.

Outside the building there are two allocated parking spaces and residents also enjoy the use of a nearby 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 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. Bus services are available from Ilkley Old Road at the end of Old Lane and from the centre of Addingham.

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 1 January 2005
- Annual Ground Rent: £285. Reviewed annually
- Annual Service Charge: £1656 paid monthly at £138. Reviewed annually
- Annual communal meadow charge: £200
- Annual Building Insurance: £633.08
- All mains services installed with electric heating. Please be aware there is no gas connection to the property
- Two allocated parking spaces
- Please note the lease prevents subletting.
- 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

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 £34.20 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

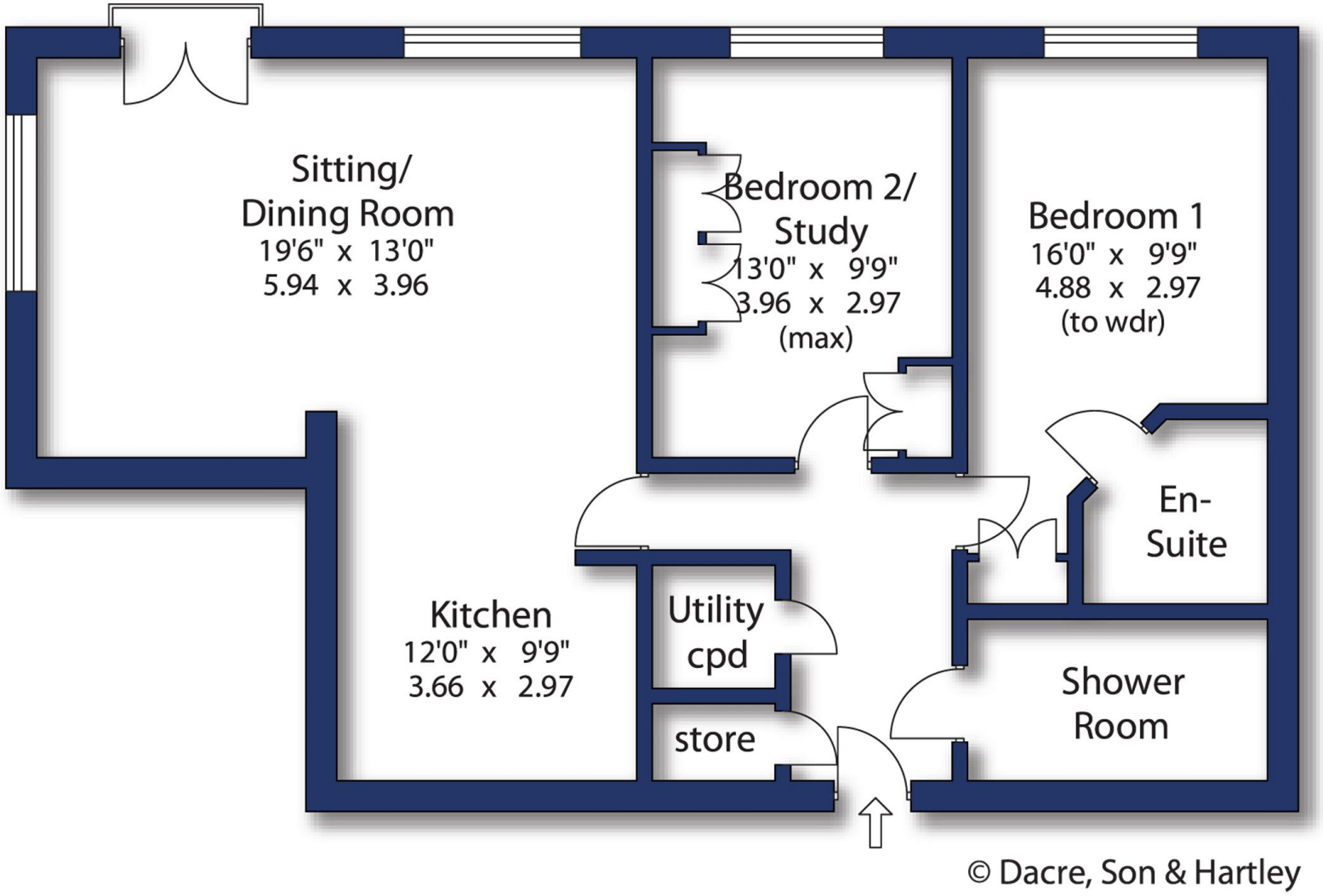
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

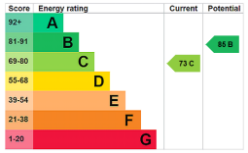
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Floorplans





Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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