DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Apartment 22, Limefield Mill, Wood Street, Bingley, BD16 2AJ

A delightful first floor two-bedroom apartment which is set within a highly desirable Mill conversion boasting an enviable canal side setting. Offered for sale with no-onward chain, an early viewing is strongly recommended.

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Apartment 22, Limefield Mill, Wood Street, Bingley, BD16 2AJ

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £124,000



Accommodation

- Desirable Apartment
- First Floor
- Two bedrooms
- Open plan living dining kitchen
- Attractive fittings & decor
- No-onward chain
- Secure residents parking
- Popular Bingley setting

General Remarks

A fantastic first floor two-bedroom apartment which boasts attractive fittings and decor, a desirable location and residents parking. Offered for sale with no-onward chain an early viewing is strongly encouraged to avoid any disappointment.

The spacious living accommodation briefly comprises of, secure communal entrance and stairs leading to the all floors. Inner apartment hallway with storage cupboard. Open plan living dining kitchen featuring stylish wall and base units and complementary work surfaces. Master bedroom with en-suite shower room, a good-sized second bedroom. and a modern bathroom.

Outside there is an allocated parking space within a barrier controlled, secure car park. along with well-presented communal grounds.

The development is adjacent to the Leeds Liverpool canal enjoying a pleasant aspect and also close to local amenities and transport links of Crossflatts. Bingley town centre is approximately one mile distant with its range of shopping facilities , bars , restaurants and excellent road and rail links to other West Yorkshire business centres which include Bradford and Leeds.

1. Please note the property is Leasehold for a period of 125 years from 2006
2. Service charge £1104.00 Per annum
3. Ground rent £367.46 per annum.













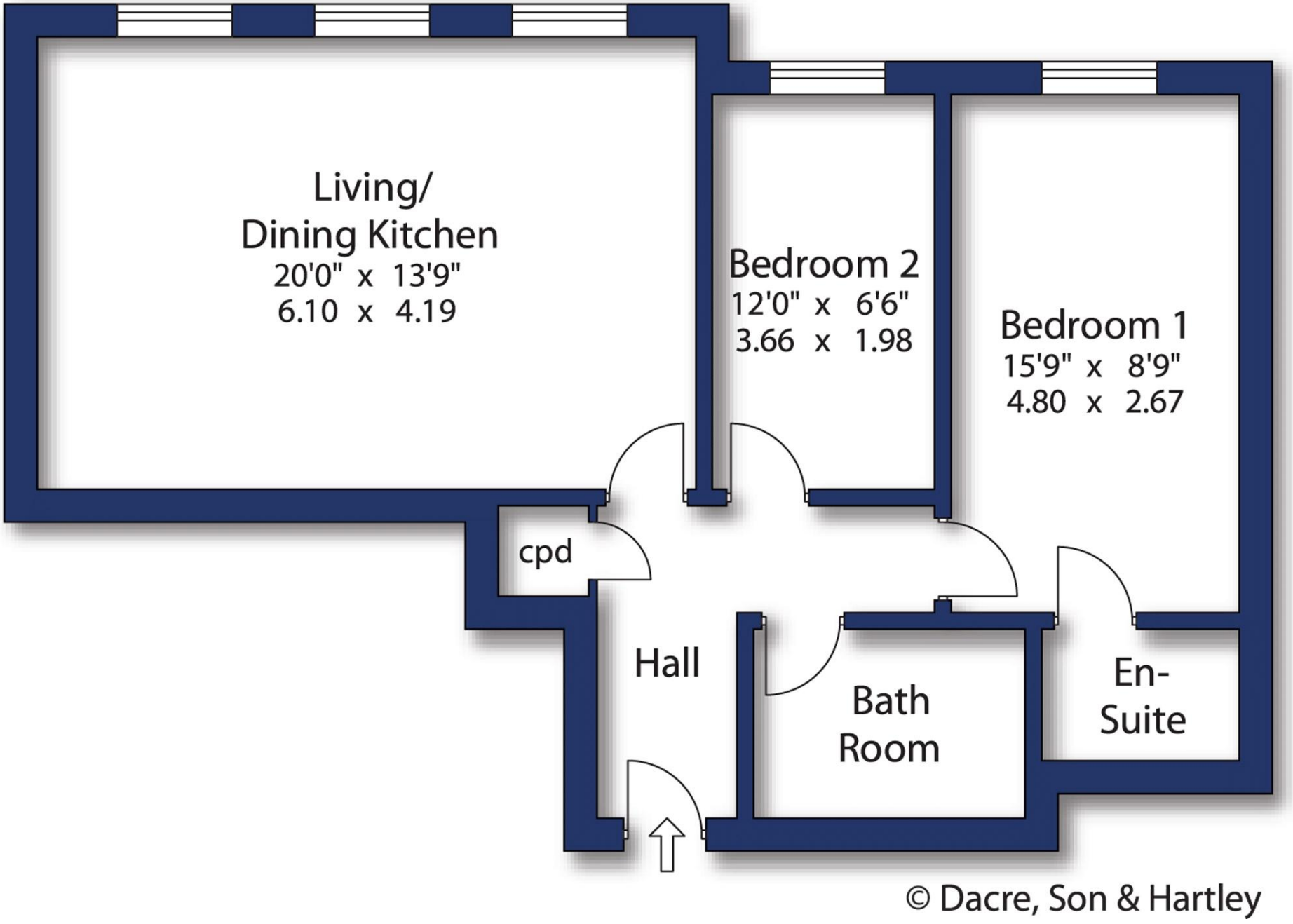


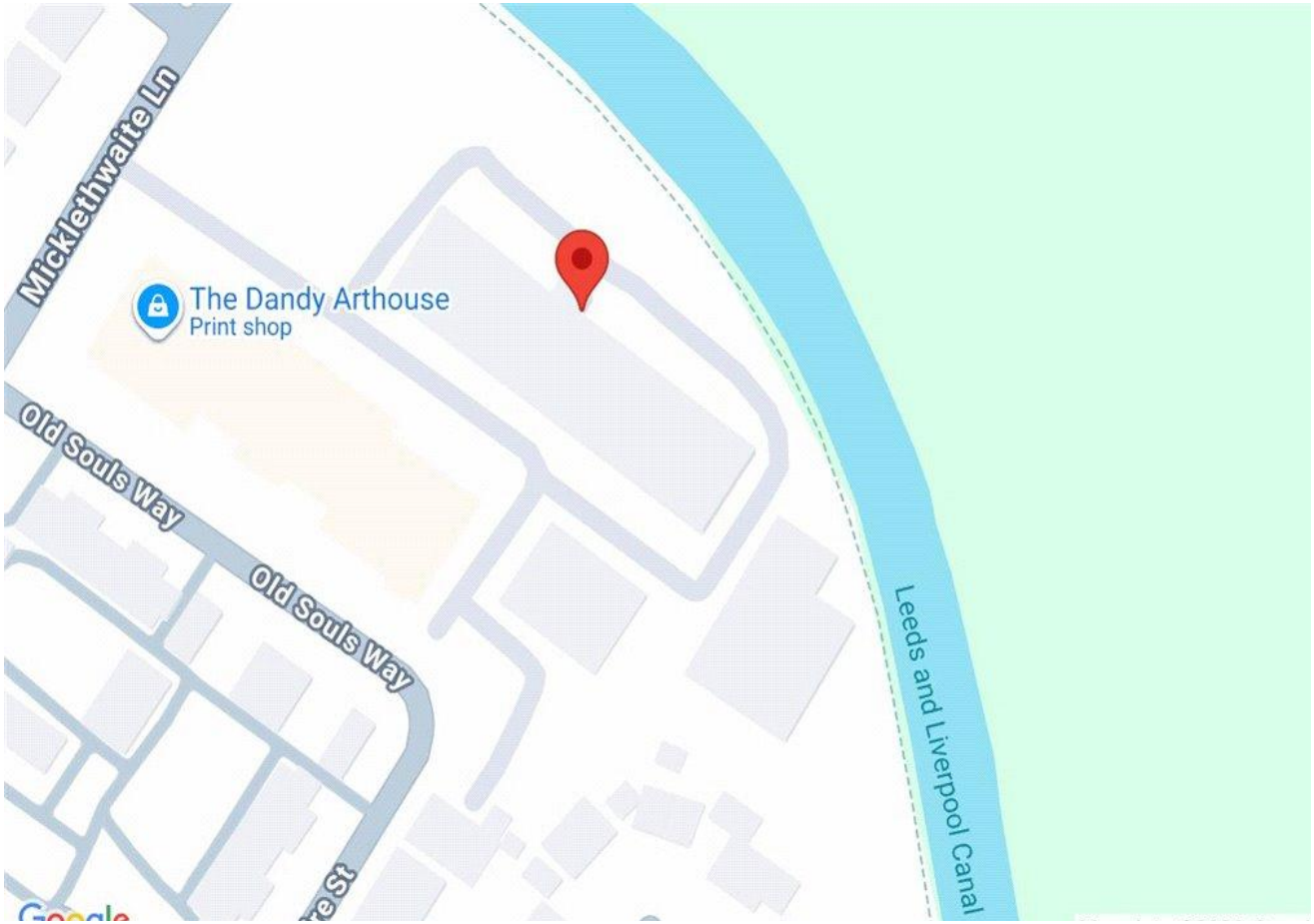




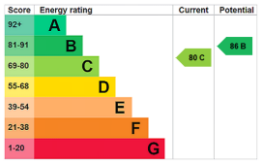


Floorplans


Living/
Dining Kitchen
20'0" x 13'9"
6.10 x 4.19
Bedroom 2
12'0" x 6'6"
3.66 x 1.98
Bedroom 1
15'9" x 8'9"
4.80 x 2.67
cpd
Hall
Bath
Room
En-
Suite
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Directions

From Dacre Son & Hartley Bingley office proceed on the Main Street in the direction of Crossflatts and Keighley. On reaching Crossflatts take a right turn into Wood Street and right into the development, Limefield Mill will be seen on the left hand side. Visitor parking on the left hand side.

What3Words cooked.composers.koala

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band is currently C

Tenure, Services & Parking

- Leasehold
-
-

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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NO