



15 Airedale Mills, Micklethwaite Lane, Bingley, BD16 3HW

Delightfully situated within prestigious residential mill conversion is a stunning three-bedroom duplex apartment offering beautifully appointed, spacious living accommodation, enjoying canal side views and first-class residential location.

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Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £249,950

Accommodation

- Stylish duplex apartment
- Beautifully presented
- Desirable canal side location
- Three double bedrooms, two with en suites
- Quality Kitchen and Bathrooms
- Residents parking
- Superb views towards the valley and beyond

General Remarks

Delightfully situated within a most prestigious canal side development is a beautifully presented three-bedroom duplex apartment offering spacious living accommodation planned over two floors. The property is in our opinion tastefully presented throughout and includes quality kitchen, bathroom and ensuite facilities together with sealed unit double glazing and gas heating. Indeed, an internal inspection is fully recommended to appreciate this most attractive apartment.

Outside the complex is situated alongside the Leeds Liverpool canal offering a beautiful scenic aspect enjoying fine views. The apartment also enjoys an allocated parking space nearby.

The accommodation comprises communal entrance hall giving access to the second by either lift or staircase. Entrance hall, living area with open plan dining kitchen, range of quality base and wall units with integrated appliances, bedroom two with ensuite bathroom, bedroom and shower room, spiral staircase, landing, spacious lounge, master bedroom with dressing room and ensuite bathroom.



The property is delightfully situated within a prestigious canal side development on the edge of Crossflatts and Micklethwaite close to shops and amenities also enjoying excellent road and rail links to other West and North Yorkshire business centres including Bradford, Leeds, Ilkley and the Yorkshire dales.

We have been informed that the tenure of the property is Leasehold for a period of 999 Years.

Service charges are £3105.66 per annum 1st Jan – Dec 2026

Ground rent charge is £200.00 per annum

Please note the Shareholders are currently in negotiations with the Management Company with regards to the increase in service charges for the 2025 period. The increase is due to the internal decorations scheduled for the coming year. For more information, please contact the selling Agent.







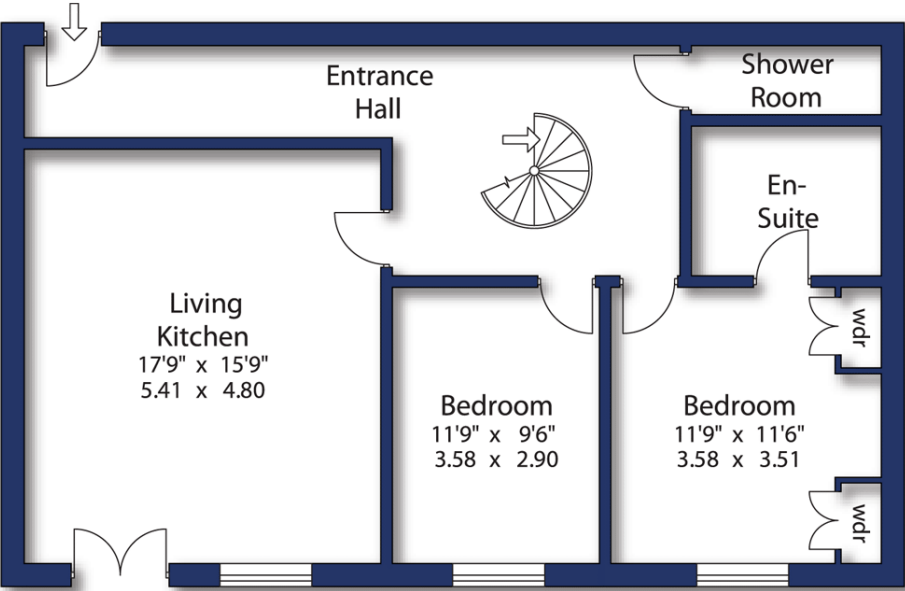




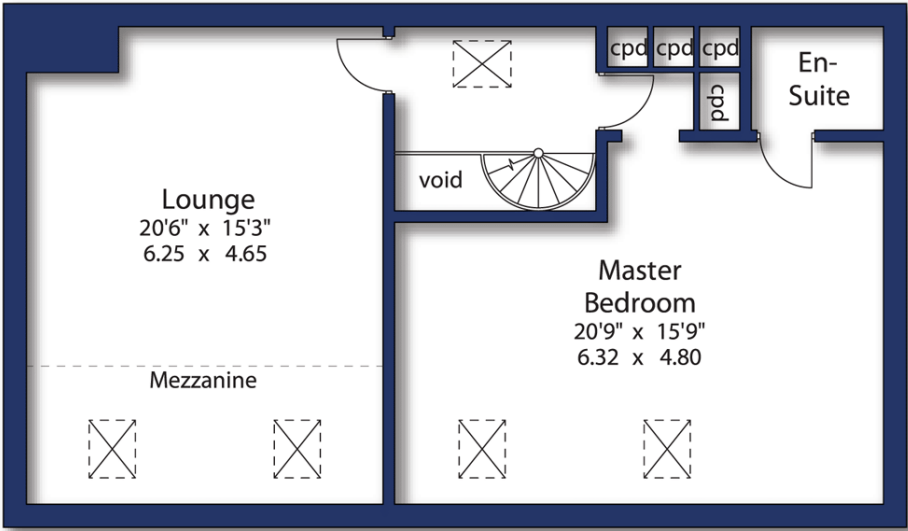




Floorplans



Ground Floor



First Floor

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

CONTACT US

01274 560421 bingley@dacres.co.uk

Directions

From Bingley, proceed down the main street in the direction of Crossflatts, past Bingley Grammar School and over the Bingley relief road. At the pub on the right hand side, turn right up Micklethwaite Lane and then go over canal, where Airedale Mills can be found on the left-hand side easily identified by our for sale board.

What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

Leasehold, parking and main services

We have been informed that the tenure of the property is Leasehold for a period of 999 Years.

Service charges are £3105.66 per annum & Ground rent charge is £200.00 per annum

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - **Very low**, Rivers & the Sea - **Very low**, Groundwater - Flooding from groundwater is **unlikely** in this area; Reservoir - Flooding from reservoirs is **unlikely** in this area.

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 £24.00 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: CSC190983

