

Harrison Robinson

Estate Agents



Apt 6 Mill Lodge 1 Mill Fold, Addingham, LS29 0SY

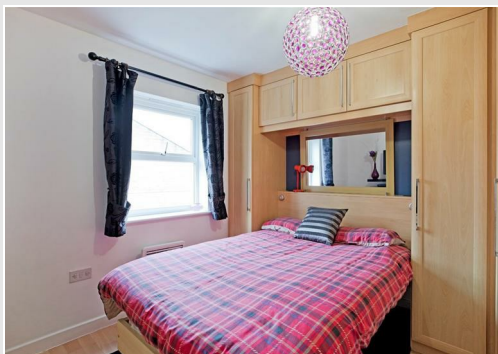
Price Guide £165,000

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GROUND FLOOR

Communal Entrance

A communal entrance door opens into the communal entrance hall where a staircase leads to the upper floors. Apartment 6 is found on the second floor.

FIRST FLOOR

Private Entrance Hall

A timber door opens into a private entrance hall with doors leading into the principal rooms. Wood effect vinyl flooring, downlighting, electric wall heater. A cupboard housing the hot water tank provides storage.

Open Plan Living Room / Kitchen

15'5" x 14'9" (4.70 x 4.50)

A spacious room with two double glazed windows enjoying fabulous countryside views, part carpeted, part vinyl flooring and two, electric wall heaters, the kitchen is fitted with a range of black, high gloss cabinetry with stainless steel handles and complementary grey worksurfaces and upstands. Appliances include electric oven and grill, four ring electric hob with stainless steel extractor over, and stainless steel splashback, fridge freezer and washer/dryer. The living area has plenty of space for comfortable furniture and a dining table. Downlighting, extractor.

Bedroom One

12'2" x 10'4" (3.73 x 3.15)

A double bedroom with a range of pale wood effect fitted wardrobes, cupboards and drawers with continuation of the wood effect vinyl flooring, electric wall heater and double glazed window enjoying a view across to Ilkley Moor.

Bedroom Two

12'2" x 8'3" (3.73 x 2.54)

A second double bedroom, again with double glazed window affording a beautiful view across to Ilkley Moor, wood effect vinyl flooring and electric wall heater. Currently arranged as a home office, this room is flexible in use.

Bathroom

A well presented, modern, three-piece house bathroom with low-level WC., pedestal handbasin with chrome mixer tap and panel bath with thermostatic shower, glazed screen and attractive, white wall tiling. Two, wall mounted, mirror fronted vanity cupboards, chrome, ladder style, heated towel rail, laminate flooring, downlighting, extractor.

OUTSIDE

Garden

To the rear, the property enjoys the use of a communal lawned garden bound by fencing and stone walling, a quiet spot to sit and enjoy the fresh air.

Allocated Parking

The property benefits from one allocated parking space directly opposite the entrance door.

NOTES

We are advised by the vendor that the property is leasehold with the remainder of a 125 year lease from 2005.

The service charge is £392 per annum and the ground rent is £379.57 per annum.

Insurance is paid separately, which is £398.62 per annum.

Maintenance and use of the meadow next to the development is £201.79 per annum paid to Meadfleet in two installments every 6 months.

Pets are not allowed.

UTILITIES AND SERVICES

The property benefits from mains electricity and mains drainage.

Superfast Fibre Broadband is shown to be available to this property.

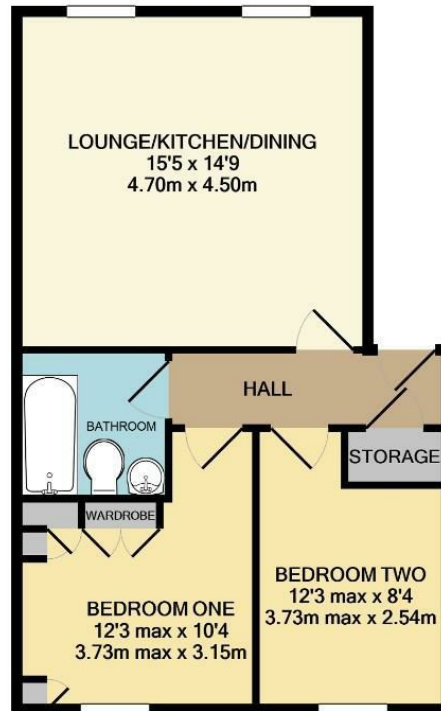
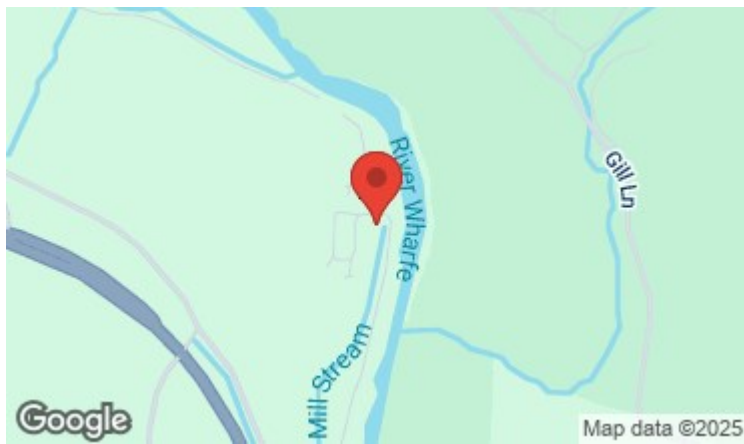
Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.



- ***No Onward Chain***
- First Floor Two Bedroom Apartment
- Well Presented Throughout
- Open Plan Kitchen Living Room
- Lovely Countryside Views To Front And Rear
- Modern Three Piece Bathroom
- Allocated Parking Close To Entrance
- Use of Communal Garden And Meadow
- Walking Distance To Addingham Village
- Council Tax Band B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	71	83
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA 521 SQ.FT. (48.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.