

Harrison Robinson

Estate Agents



Apt 3 Mill Lodge, 1 Mill Fold, Addingham, LS29 0SY
£169,950

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GROUND FLOOR

Communal Entrance

A communal entrance door opens into the smartly presented communal entrance hall where a staircase leads to the upper floors. Apartment 3 is found on the first floor.

FIRST FLOOR

Private Entrance Hall

A timber door opens into a private entrance hall with doors leading into the principal rooms. Laminate flooring, downlighting, electric wall heater. Telephone entry system linked to the communal entrance. A cupboard housing the hot water tank provides useful storage.

Lounge / Kitchen / Dining

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

A lovely, spacious, dual aspect room with three double-glazed windows enjoying fabulous views. Continuation of the laminate flooring, downlighting, TV point and electric wall heater. The kitchen is fitted with a range of white cabinetry with stainless steel handles and complementary laminate worksurfaces and upstands over with attractive, tiled splashback. Appliances include electric oven, four ring ceramic electric hob with stainless-steel chimney hood and extractor over and fridge freezer. Space and plumbing for a washer/dryer. The living area has plenty of space for comfortable furniture and a dining table. This is a wonderful environment in which to entertain or simply relax in this most tranquil setting.

Bedroom One

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

A double bedroom to the rear elevation with room for a wardrobe and chest of drawers. Continuation of the laminate flooring, electric wall heater, TV point and double-glazed window enjoying a delightful view across to Ilkley Moor.

Bedroom Two

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

A second double bedroom, currently used as a dressing room. Flexible in use, this would also make a great home office for

anyone working remotely. A double-glazed window affords a beautiful view across to Ilkley Moor. Laminate flooring and electric wall heater.

WC Shower Room

A recently installed, beautifully appointed, contemporary shower room comprising of a large, walk-in shower cubicle with glazed panel and Grohe shower with separate hand-held shower attachment, a vanity washbasin with monobloc tap and a Grohe concealed cistern w/c with push button flush. Fully tiled to the walls with complementary vinyl, tile effect flooring. Hack vertical, ladder, towel radiator, large mirror, downlighting, shaver point and extractor. A double-glazed window with opaque glazing allows for ample natural light.

OUTSIDE

Communal 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 and peace and calm of these beautiful surroundings.

Allocated Parking

The property benefits from one allocated parking space a very short walk from the entrance door. There is also visitor parking at the front of the building.

NOTES

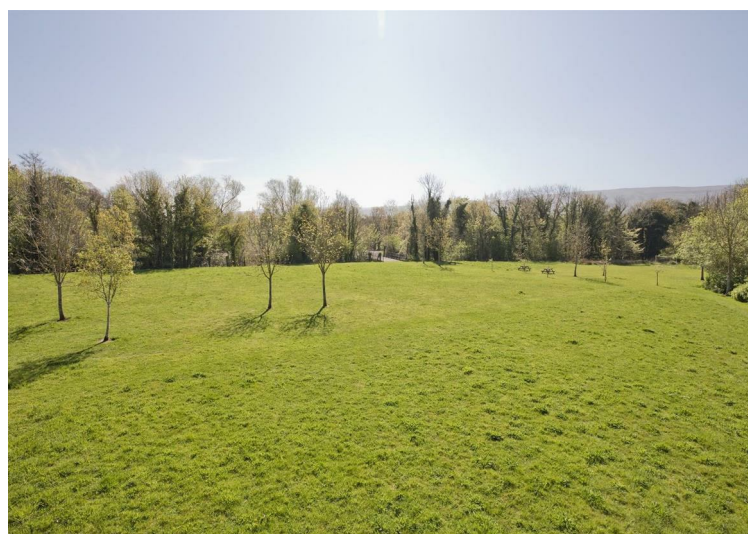
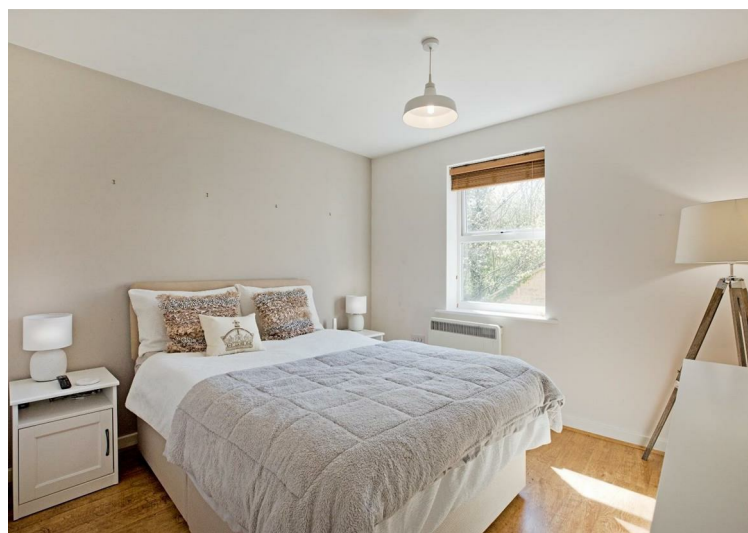
We are advised by the vendor that the property is leasehold with the remainder of a 125 year lease from 2005. The service charge is £372 per annum and the ground rent is £379.57 per annum. The building insurance is paid separately at a cost of £355.06 per annum. Maintenance and use of the meadow next to the development is £192.69 per annum. Pets are not allowed.

UTILITIES AND SERVICES

The property benefits from mains electricity and mains drainage.

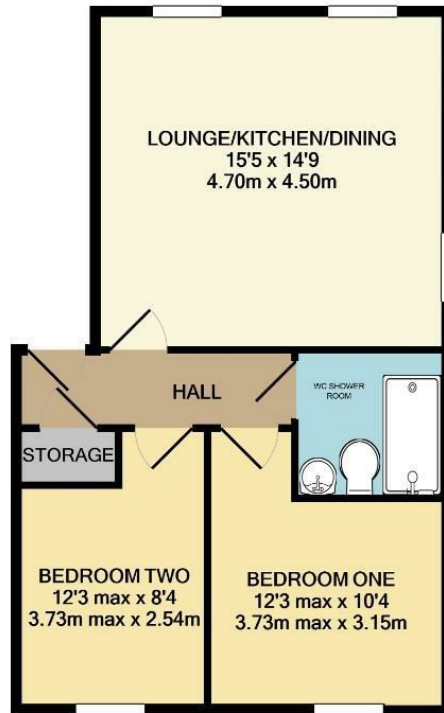
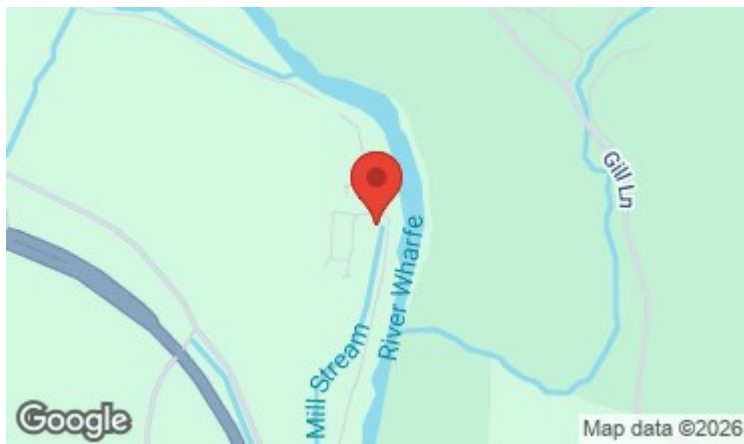
Superfast Fibre Broadband is shown to be available to this property.

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



- First Floor Two Bedroom Apartment
- Immaculately Presented Throughout
- Open Plan Living Dining Kitchen
- Luxury Contemporary Shower Room
- Recently Installed Hot Water Cylinder
- Lovely Countryside Views
- Allocated Parking Plus Visitor Parking Close To Entrance
- Use of Communal Gardens And Meadow
- Walking Distance To Addingham Village Amenities
- Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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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.

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