



**Burnside Mill, Addingham**  
Asking Price Of £279,950







# 23 Burnside Mill

## Addingham

### LS29 0PJ

**A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOMED APARTMENT WITH LIFT ACCESS, ENJOYING FANTASTIC VIEWS OVER ADDINGHAM VILLAGE AND INCLUDING TWO OFF STREET PARKING SPACES**

Having been refurbished by the current owner, 23 Burnside Mill provides thoughtfully designed accommodation and forms part of this stunning former textile mill converted in the early 2000s. With lift access, the accommodation comprises a private entrance hall with useful store cupboard, spacious open plan sitting room and kitchen with pleasant outlook over the village centre, double bedroom with dual aspect and en suite, second double bedroom and a bathroom. Externally 23 Burnside Mill includes two allocated off street parking spaces.

Steeped in history, Addingham is an attractive and popular Dales Village that lies to the west of Ilkley on the banks of the River Wharfe, surrounded by beautiful open countryside. The village offers a useful range of shops, a post office, dental surgery and doctors surgery, various inns and eateries and its own primary school. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds and Bradford city centres.

The accommodation has **ELECTRIC HEATING** and with approximate room sizes, comprises:-

#### **GROUND FLOOR**

**COMMUNAL ENTRANCE HALL** With lift and staircase access to the upper floors.





## SECOND FLOOR

**PRIVATE ENTRANCE HALL** An inviting entrance hall with high quality laminate wood flooring. Recessed spotlights and a useful store cupboard housing the water cylinder.

**SITTING ROOM AND KITCHEN** 19' 6" x 18' 3" (5.94m x 5.56m) Comprising:-

**SITTING ROOM** With two large windows to the front elevation providing a lovely view over the centre of the village. High quality laminate wood flooring and recessed spotlights. Ample space for both a living and dining area.

**KITCHEN** Recently installed and comprising an extensive range of Magnet base and wall units with co-ordinating work surfaces and concealed lighting. Integrated appliances include an oven with four ring ceramic hob and cooker hood over, dishwasher and washer dryer. Space for a fridge freezer and dryer. A breakfast bar with additional cupboard space divides the kitchen from the sitting room.

**BEDROOM ONE** 11' 10" x 11' 0" (3.61m x 3.35m) A sizeable double bedroom with a dual aspect which provides an outlook over the rooftops of Addingham village and open fields. High quality laminate wood flooring.

**EN SUITE SHOWER ROOM** 6' 7" x 5' 1" (2.01m x 1.55m) Smartly presented and comprising a walk-in shower with sliding glass doors, hand wash basin set within a vanity unit and low suite wc. Heated towel rail and recessed spotlights. Window to the side elevation.

**BEDROOM TWO** 10' 9" x 9' 6" (3.28m x 2.9m) A further good-sized bedroom having high quality laminate wood flooring. Window to the front elevation.

**BATHROOM** 7' 1" x 5' 6" (2.16m x 1.68m) Comprising a bath with glass screen and shower over, hand wash basin and a low suite wc. Heated towel rail. High quality laminate wood flooring and recessed spotlights.

**OUTSIDE** The apartment includes two allocated off street parking spaces.

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office. Please be aware whilst restrictions surrounding Covid 19 were relaxed on Monday 19th July, we reserve the right to request that masks be worn and social distancing measures observed, if requested by the owner of the property.

**PLEASE NOTE** The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

**TENURE** Leasehold with the balance of a 999 year lease from 2002. We are advised the ground rent is £175 per annum.

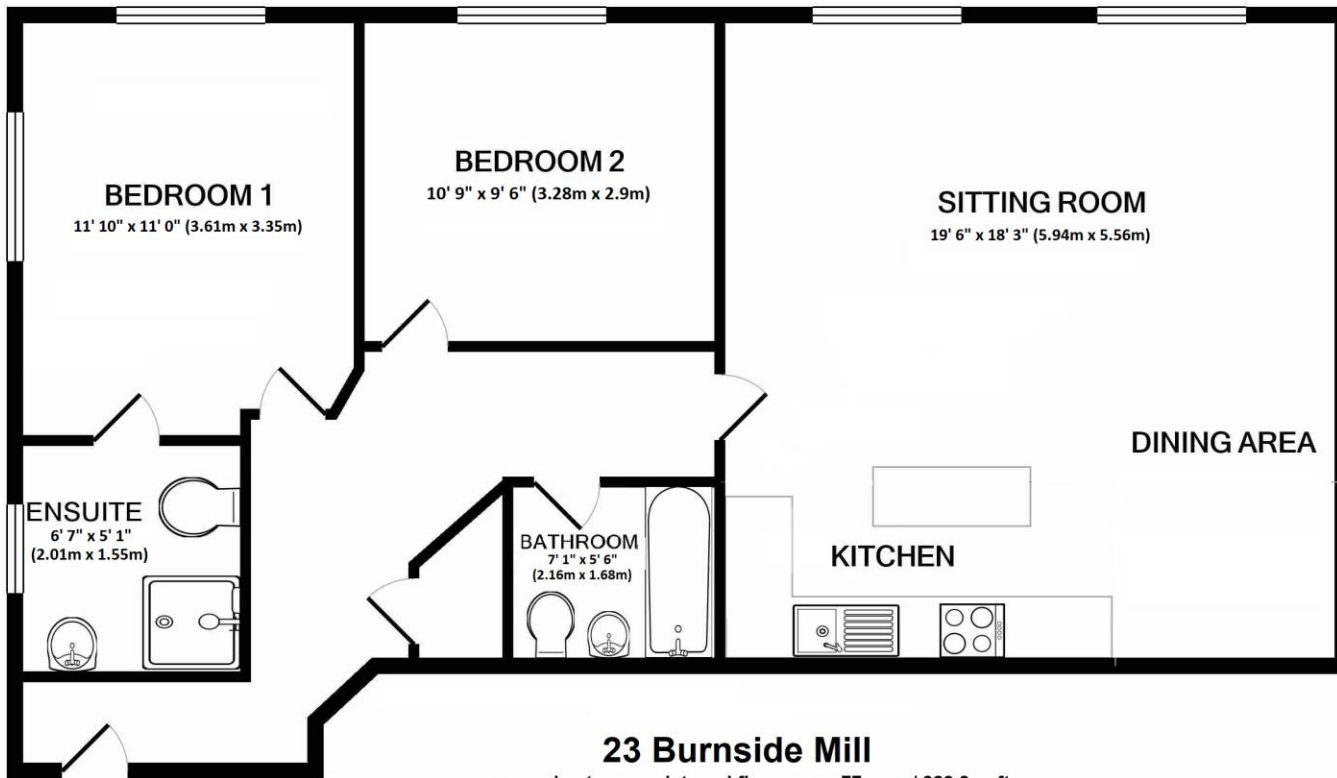
**SERVICE CHARGE** We are advised the service charge is £430 per quarter and covers such items as buildings insurance, estate maintenance, internal maintenance, cleaning, window cleaning, lift maintenance, insurance and a contribution to a sinking fund.

**LOCATION** Leave Ilkley on the A65 Skipton Road to Addingham. Take the first turning right at the bottom of the bypass into the village. Proceed along Ilkley Road into Main Street passing Addingham Cricket Club on the left hand side. Continue along Main Street. Burnside Mill is set back from the road on the left hand side opposite the junction with Chapel Street.

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017** Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

**FINANCIAL SERVICES** Dale Eddison Limited and Linley and Simpson Sales Limited are Introducer Appointed Representatives of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited who are authorised and regulated by the Financial Conduct Authority. We routinely refer buyers to Mortgage Advice Bureau Limited. You can decide whether you choose to deal with Mortgage Advice Bureau Limited. Should you decide to use Mortgage Advice Bureau Limited, Linley and Simpson Sales Limited will receive a payment of £347.50 from Mortgage Advice Bureau Limited for recommending you to them.





**23 Burnside Mill**  
 approximate gross internal floor area - 77 sqm / 828.8 sqft

This plan is for reference only and is in accordance with PMA guidelines. It is not to scale and all measurements are approximate. Fixtures and fittings are for illustrative purposes only and do not form part of a contract.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	82
(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		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**Dale Eddison**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

