



Woodlands Mill, Mulberry Lane, Steeton

£119,950





Woodlands Mill, Mulberry Lane Steeton BD20 6PP

A SPACIOUS TWO BEDROOM APARTMENT SITUATED IN AN EXCELLENT LOCATION CLOSE TO TRANSPORT LINKS AND LOCAL AMENITIES. CURRENTLY OFFERED WITH A TENANT IN SITU. AN IDEAL PROPERTY FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS.

Situated in an established residential area, this two bedroomed first floor apartment provides well proportioned accommodation having an open plan living area and two double bedrooms. The property has electric heating, sealed unit double glazing and to the ground floor comprises a communal entrance with stairs leading up. Benefitting from generous living accommodation incorporating a sitting area and kitchen, two double bedrooms and a modern house bathroom. Outside there is an allocated parking space.



Steeton is a lovely little village situated south of Silsden in the Aire Valley. Steeton village offers a small range of local shops, public houses, schools and churches. The village benefits greatly from a regular local train service to Leeds, Bradford, Skipton and Keighley as well as having good road links to many major routes. Beyond Steeton other services can also be found in the neighbouring town of Silsden which is only a few minutes away by car.

This first floor apartment benefits from **ELECTRIC HEATING**, **SEALED UNIT DOUBLE GLAZING**, **SECURITY SYSTEM** and the property is described in brief below using approximate room sizes:-

ENTRANCE HALL A spacious hallway with access into two storage cupboards, one which houses the hot water cylinder. Electric heater.

KITCHEN/LIVING ROOM 17' 5" x 12' 7" (5.31m x 3.84m) A light and airy open plan kitchen/living room with two double glazed windows to the front. The kitchen offers fitted wall and base units with space for a washing machine and fridge freezer. Built in appliances comprise:- Electric oven and hob with extractor hood above. 1.5 bowl stainless steel sink. Electric heater.

BEDROOM ONE 10' 9" x 9' 1" (3.28m x 2.77m) A good sized double bedroom with large window to the front, offering space for wardrobes/drawers. Electric heater.

BEDROOM TWO 10' 11" x 7' 11" (3.33m x 2.41m) Another double bedroom currently used as a home office, benefitting from the large double glazed window to the front. Electric heater.

BATHROOM 6' 4" x 5' 8" (1.93m x 1.73m) A well presented bathroom with a three piece suite comprising:- paneled bath with shower over, low level WC and hand basin. Part tiled walls, Chrome heated towel rail.

OUTSIDE The outside offers an allocate parking space.

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 We are advised that the property is held on a lease which began in 2006 and there are 135 years remaining.

CHARGES We are advised that the current service charge is £1352 per annum. We are advised there is also an annual ground rent of £150 per annum.

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.

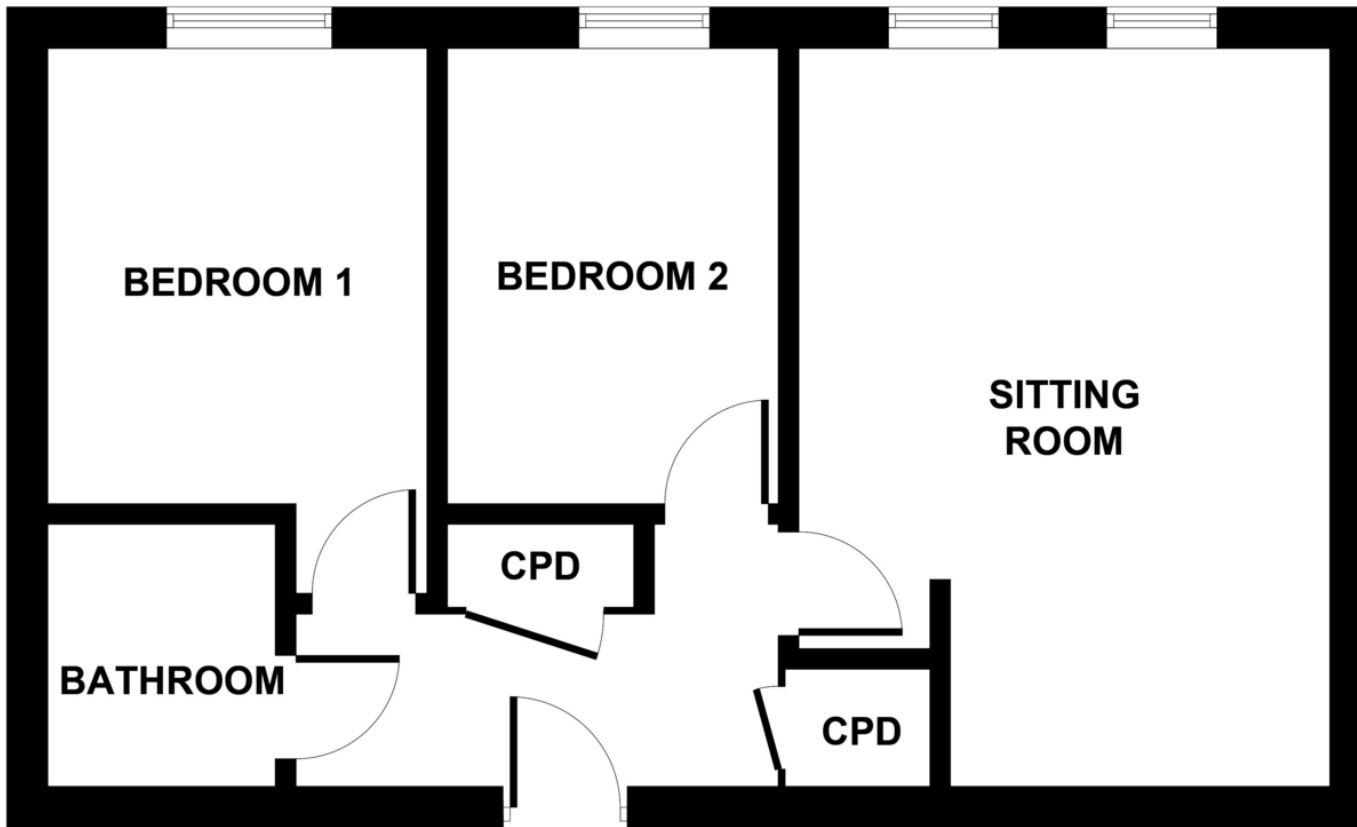
MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist 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.

COUNCIL TAX City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 437866

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-
Monday to Friday: 9.00am - 5.30pm
Saturday: 9.00am - 4.00pm
Sunday: 11.00am - 3.00pm

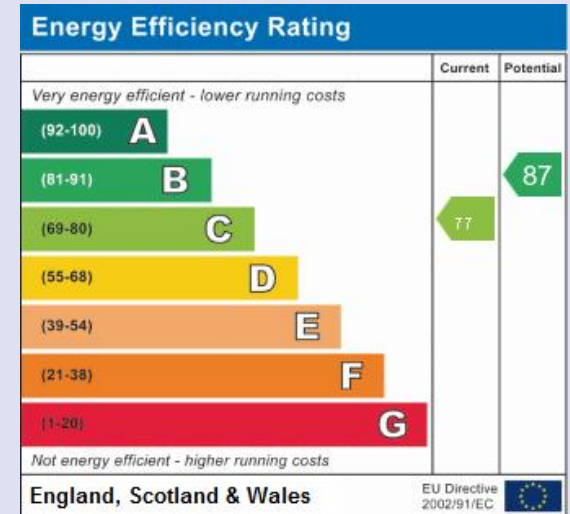
DIRECTIONS Entering Steeton from the A629 on to Station Road. At the traffic lights turn right on to Skipton Road and then first left after passing the pelican crossing onto Mill Lane. At the 'T' junction turn right onto High Street, continue up the hill and take the second left onto Mulberry Lane and Woodlands Mill will be found on the far right hand side.





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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. (ID 792683)



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.