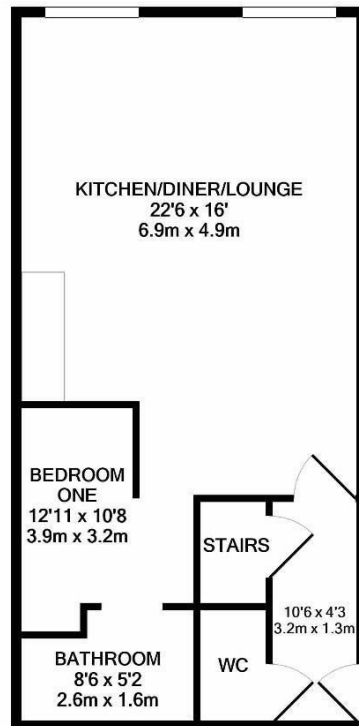


# HARDISTY AND CO



TOTAL APPROX. FLOOR AREA 527 SQ.FT. (48.9 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  
Made with Metropix ©2020

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

#### Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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# HARDISTY AND CO



Whitfield Mill  
Apperley Bridge

£90,000

1 BEDROOM FLAT/APARTMENT

hardistyandco.com

## INTRODUCTION

For sale by the modern method of auction with advance property auction starting price £90,000 plus reservation fees. Exciting opportunity to purchase your first home! Stunning one bedroom, second floor apartment part of this much sought after converted mill complex, close to excellent local amenities, the train station, great transport links and not to mention the canal where you can enjoy some beautiful scenic walks or weekend bike rides! This property has some stunning features, including high ceilings, floor to ceiling windows, exposed beams and stone walling and has a lovely finish throughout! Comprises, private entrance hall with useful storage, two piece guest WC, stunning living/dining kitchen with high ceilings and traditional windows which flood the room with natural light. Double bedroom on the mezzanine level just up from the living space with the bathroom suite just off. This home is a gem and sure to appeal to a number of buyers, call Hardisty and Co now to ensure you do not miss out!

## LOCATION

This stunning apartment is part of an exclusive mill conversion in Apperley Bridge and is located close to Rawdon and Greengates. The city centres of Leeds and Bradford, the airport and the motorway network are easily accessible from here. There are local pubs and eateries close by. The neighbouring villages of Horsforth and Yeadon are nearby and offer an abundance of shops, banks and supermarkets, with restaurants and eateries in the area catering for all tastes and age groups. This home really would make an ideal purchase for professionals or families wanting to live in a popular modern setting with most conveniences only a short distance away.

## HOW TO FIND THE PROPERTY

From our office on Otley Road, Guiseley proceed towards JCT 600 roundabout. Turn right into Apperley Lane and proceed down towards Apperley Bridge. Proceed to the next set of traffic lights and turn right into Tenterfields. The property WHITFIELD MILL is located on the right hand side.

## ACCOMMODATION

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

With lift and staircase up to second floor.

### SECOND FLOOR

#### PRIVATE ENTRANCE HALL

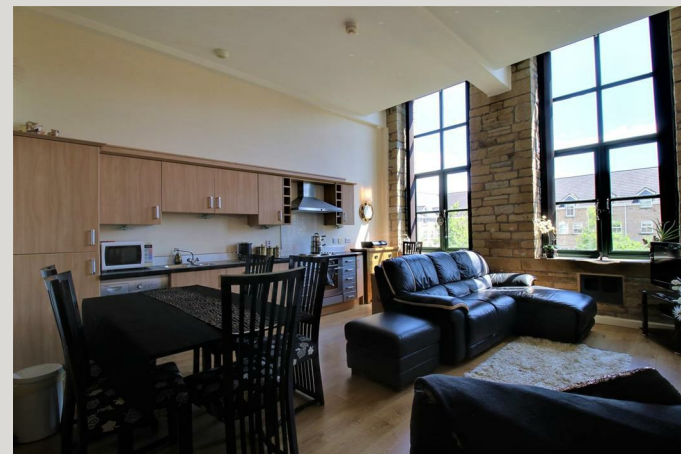
Private entrance door with secure intercom system into the hallway which has a large useful storage under the mezzanine an gives access to ...

#### GUEST WC

4'3" x 3'11"

With two piece suite including a WC and wash hand basin. Modern tiling to splashbacks.

#### LIVING/DINING KITCHEN



22'6" x 16'0" (max)

Wow!! What a fabulous, light and airy open space with floor to ceiling

windows and lovely high ceiling! Ample sofa and dining space along with a modern fitted kitchen, integrated oven, hob and extractor fan over along with a fridge freezer. Stainless steel sink and side drainer with mixer tap.

#### LIVING/DINING KITCHEN



#### BEDROOM



12'11" x 10'8"

A good size double bedroom on a mezzanine level from the lounge with useful fitted storage and an alcove, perfect for a wardrobe.

#### BATHROOM



8'6" x 5'2"

Modern three piece suite comprising of shower cubicle, WC and basin. Part tiled in modern ceramics with the remainder in modern decor. Heated towel rail.

#### OUTSIDE

There is an allocated parking space. Concierge service available.

MODERN METHOD OF AUCTION FOR SALE BY MODERN METHOD OF AUCTION WITH ADVANCED PROPERTY AUCTION. STARTING PRICE £90,000 PLUS RESERVATION FEE'S APPLY

#### BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

#### MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	