



Harwal Mill, Silsden, BD20 0FB

Asking Price £153,500

- BEAUTIFULLY PRESENTED APARTMENT
- ALLOCATED CAR PARKING
- HIGH CEILINGS
- CANAL & HILLSIDE VIEWS
- VIEWING ADVISED
- ONE BEDROOM
- FULL HEIGHT WINDOWS
- IMMACULATE CONDITION
- WALKING DISTANCE TO TOWN

Harwal Mill, Silsden, BD20 0FB

Wilman & Lodge are thrilled to present this GENEROUSLY SIZED, ONE-BEDROOM, penthouse APARTMENT with the most AMAZING VIEWS overlooking the canal and hillside. Designed in a contemporary style and finished to the HIGHEST STANDARDS, this SPACIOUS apartment also benefits from an ALLOCATED PARKING SPACE and ADDITIONAL VISITOR PARKING.



Council Tax Band: B



PROPERTY DETAILS

Wilman & Lodge are thrilled to present this generously sized, one-bedroom, penthouse apartment with the most amazing views overlooking the canal and hillside views as far as the eye can see.

Designed in a contemporary style and finished to the highest standards, this property offers spacious modern living in a beautifully converted waterside mill building with lift access to all floors. It provides easy access to nearby countryside and the amenities of Silsden.

Situated between Skipton, Ilkley, and Keighley, it is an ideal base for Aire Valley commuters with Steeton railway station nearby.

The apartment features electric heating and double glazing throughout and briefly comprises of an entrance hall with high ceilings, wood-effect flooring, heating controls, video intercom, access to a boiler cupboard containing an electric boiler system and ventilation system.

There is a spacious open-plan kitchen with fitted wall and base units, laminated work surfaces, matching upstand and under-unit LED lighting, AEG induction hob with white tiled splash back, integrated washing machine and full-size dishwasher, electric oven, wine chiller, fridge freezer and stainless steel twin sink with mixer tap.

The Living area is open plan to the kitchen with wood-effect flooring, recessed LED lights and a feature pendant light in the dining area. Two full-height deep sill windows offer views over the Leeds Liverpool canal and beyond.

The spacious double bedroom has high ceilings, a pendant light, wall-mounted down lighters, full-height deep sill window, carpeted floor and fitted corner wardrobe. The shower room has a three-piece suite with wall pedestal sink and mixer tap, pedestal toilet with push-button flush, full-width shower with twin head, recessed shelf with LED lighting and illuminated mirror, fully tiled splash back areas and a chrome heated towel rail.

EXTERNALLY

The development is positioned beside the Leeds Liverpool canal and sits within maintained grounds. The apartment also benefits from an allocated parking space and additional visitors' parking. Viewing is essential to appreciate the stunning property.

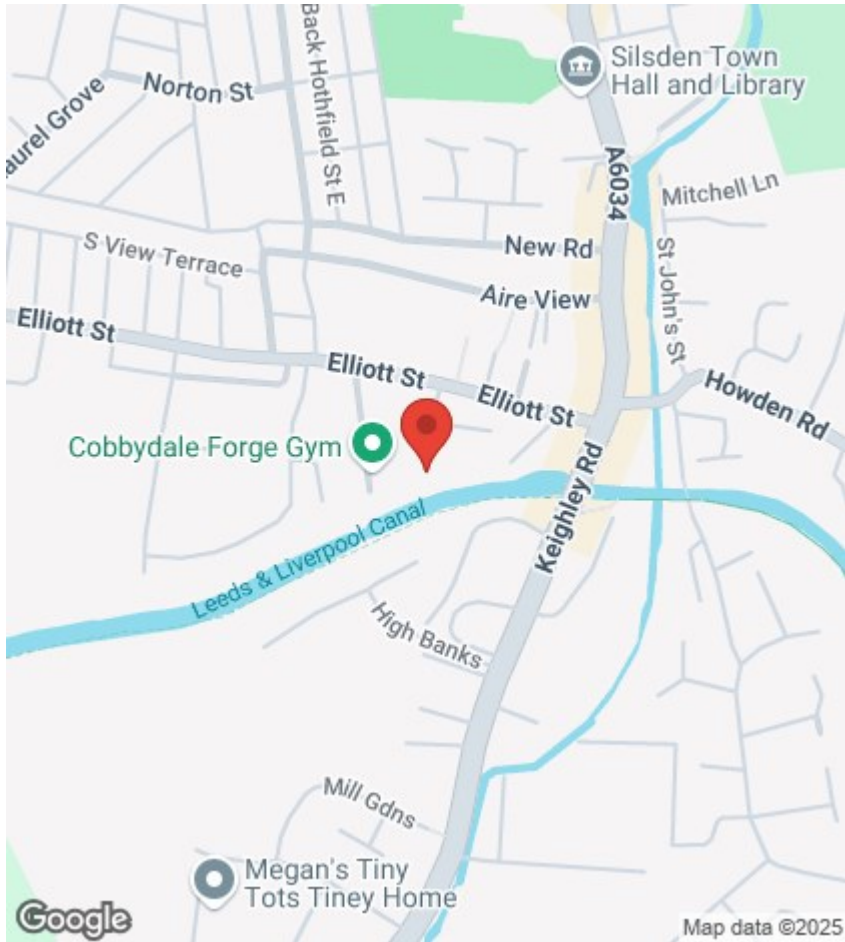
LEASEHOLD DETAILS

LEASE LENGTH: 999 years from January 2017

GROUND RENT: £0

SERVICE CHARGE: £1800 P.A inc Buildings Insurance, lift maintenance, grounds maintenance and window cleaning.

PETS PERMITTED



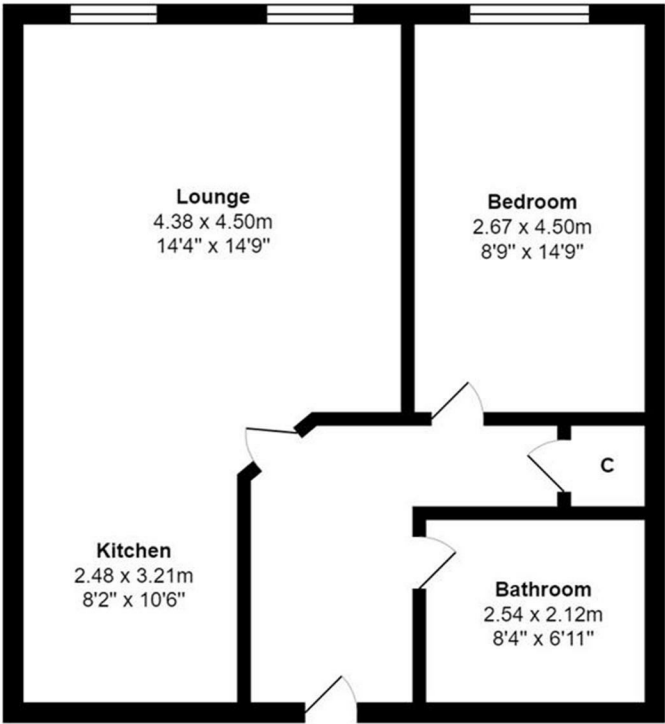
Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Total Area: 60.0 m² ... 646 ft²

All measurements are approximate and for display purposes only