



## Apartment, Waterloo Mill, Hainsworth Road, Silsden, BD20 0ET

**Asking Price £159,950**

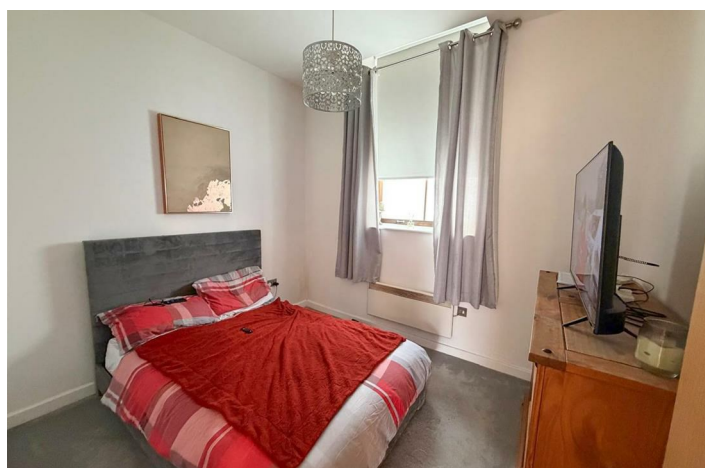
- DUPLEX GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- LARGE WALK IN WARDROBE
- SUITED TO A VARIETY OF BUYERS
- CLOSE TO AMENITIES
- THREE BEDROOMS
- OPEN PLAN LIVING/DINING/KITCHEN
- SOUGHT AFTER LOCATION
- SET WITHIN A HISTORICAL MILL CONVERSION

# Waterloo Mill, Hainsworth Road, Keighley, BD20 0ET

An exceptional three bedroom duplex ground floor apartment with allocated parking, beautifully set within the historic and characterful Waterloo Mill conversion. Combining period charm with modern style, this home offers contemporary open-plan living and remarkably versatile accommodation, making it the perfect choice for a range of buyers.



Council Tax Band: D



### PROPERTY DETAILS

Step inside this exceptional three bedroom duplex ground floor apartment, beautifully set within the historic and characterful Waterloo Mill conversion. Combining period charm with modern style, this home offers contemporary open-plan living and remarkably versatile accommodation, making it the perfect choice for a range of buyers -from first-time purchasers and investors to downsizers or those seeking an elegant lock-up-and-leave retreat.

The apartment is accessed via a communal entrance hall, leading into a private hallway with a large storage cupboard and oak-effect flooring that flows throughout. The heart of the home is the open-plan living, dining, and kitchen area, featuring sleek modern units and large character windows that flood the space with natural light. The dining area is enhanced by a feature metal spiral staircase, an eye-catching architectural detail that descends gracefully to the lower ground floor. On the main floor, you'll find two spacious bedrooms and a stylish house bathroom, all finished to a high standard.

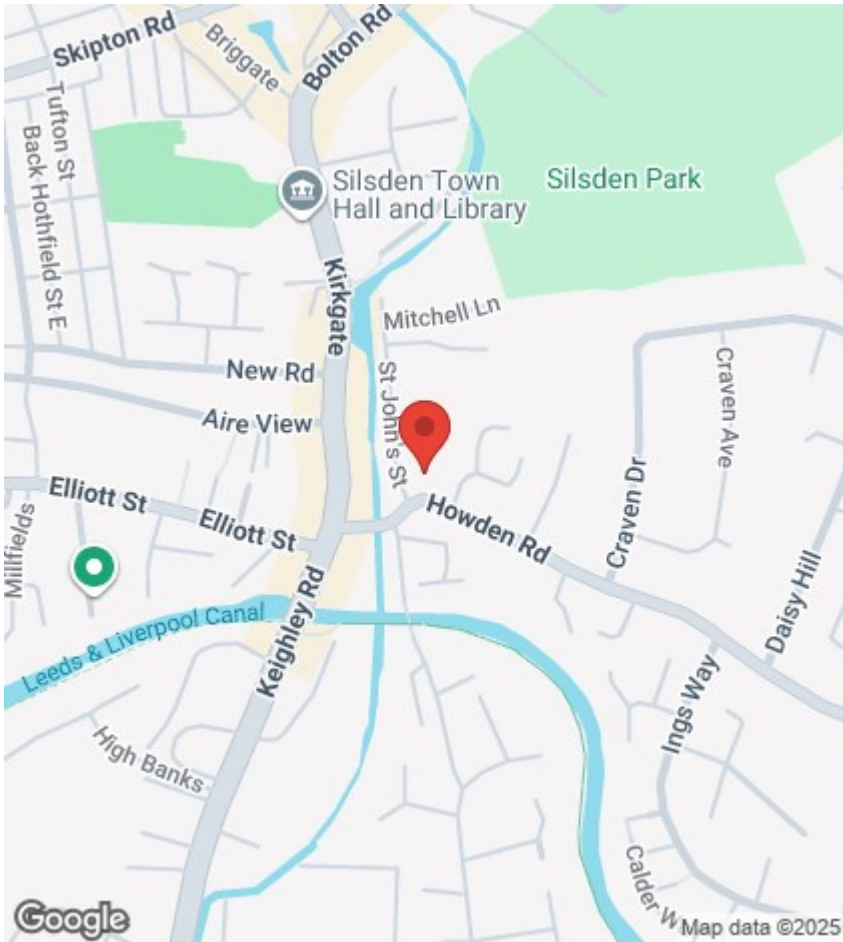
The lower ground floor opens into an impressive, flexible space -perfect as a grand sitting room, luxurious principal bedroom or even a creative studio. A large walk-in wardrobe offers ample storage and could easily be transformed into a home office. There is also a generous cloakroom, with potential to be converted into a shower room if desired.

Waterloo Mill is a beautifully restored landmark, quietly tucked just off the centre of this highly sought-after town. A short stroll brings you to the vibrant main street, lined with independent coffee shops, inviting bars and charming restaurants. The nearby beck with its pretty waterfall and resident ducks add to the area's delightful character. Residents also benefit from excellent local amenities, including a primary school, doctor's surgery, dentist and superb transport links -a convenient bus stop is right on the doorstep, while the train station (approximately 15 minutes away) provides easy access to major business centres. For those seeking something truly unique, offering spacious, flexible accommodation within a historic and picturesque setting -this fabulous apartment at Waterloo Mill could be your perfect home.

### ADDITIONAL DETAILS

999 year lease from 2010.

Annual service charge of £1800 approx.



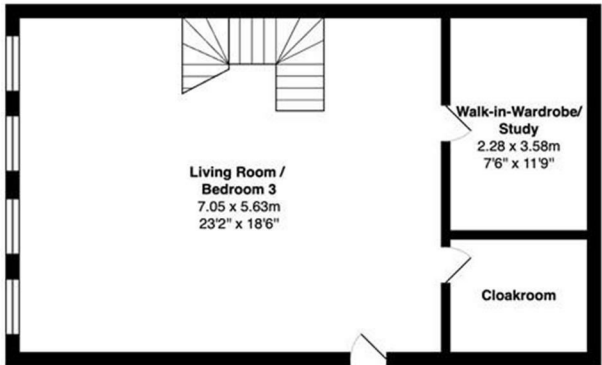
## Viewings

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

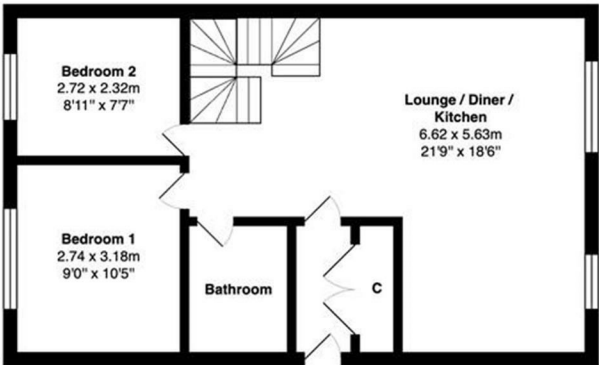
## EPC Rating:

F

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 75                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 29      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Lower Ground Floor



Ground Floor

Total Area: 107.0 m² ... 1152 ft²

All measurements are approximate and for display purposes only