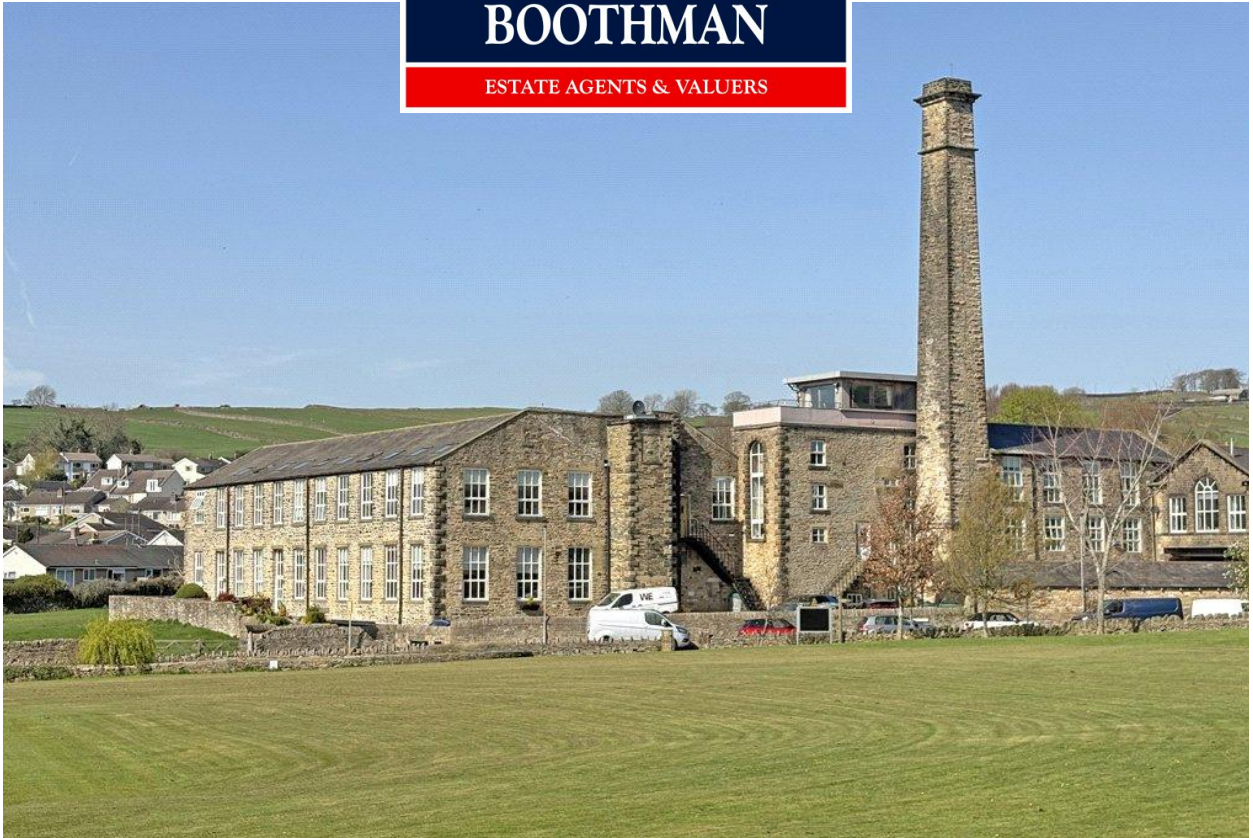


**HARRISON
BOOTHMAN**

ESTATE AGENTS & VALUERS



4, Cross Lane Mill, Bradley, West
Yorkshire BD20 9QB
Asking Price: £299,500



+ 2



+ 2



- Deceptively spacious ground floor apartment
- Two good sized double bedroom
- Character features throughout
- Parking for two vehicles in separate spaces
- Stunning long distance views

This spacious and superbly appointed individual two double bed roomed en-suite ground floor apartment enjoys an enviable corner plot position within the historic Bradly Mill conversion commanding fine long distance views beyond the cricket field and the Leeds/Liverpool canal across countryside over the Aire Valley towards the hills whilst including a range of character features such as high ceilings, feature windows (all



replaced within the last two years) set into the original openings and an impressive mezzanine office/study area.

Perhaps offering an exciting alternative to a bungalow being ideal for those searching for spacious single storey ground floor accommodation with minimal external maintenance and excellent private parking, the property includes the advantage of underfloor heating together with sealed unit double glazing and stylish contemporary fittings and fixtures throughout.

This outstanding property is situated within the very successful, much admired and prestigious conversion of Bradley Mill which was carried out during 2005 by Messrs Novo Homes in accordance with high standards and superior specifications.

With considerable charm and character, the well equipped and generously proportioned accommodation provides briefly - an entrance hall, a spacious living room with impressive mezzanine study area, a stylish open plan re-fitted kitchen well equipped with quality units including built-in appliances and a utility room together with a master bedroom with fitted wardrobes, a luxurious en-suite shower room, a second double bedroom and a luxurious bathroom. There are two private car parking spaces - one being outside whilst the other is in the basement garage. There is also a secure basement store room.

Surrounded by fields and countryside adjacent to the Leeds/Liverpool canal the very popular rural village of Bradley is served by local amenities including an excellent primary school, a Church, Chapel and village hall, a general store, a public house and a bus service.



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The historic market town of Skipton known as the 'Gateway to the Dales' is only circa two miles away providing extensive shopping and recreational facilities together with excellent secondary schooling. The business centres of West Yorkshire and East Lancashire are within comfortable daily commuting distance.

Certainly providing an excellent opportunity, internal inspection is essential and the apartment comprises in further detail:

COMMUNAL GROUND FLOOR ENTRANCE HALL

With substantial external door and Fermax security intercom entry system.

Apartment four comprises:

ENTRANCE HALL

With laminate oak style flooring with electric underfloor heating.

SPACIOUS LIVING ROOM

23'6" x 18'2" with feature exposed stonework surrounds to the large sealed unit double glazed windows extending to two sides. Fine long distance views beyond the sports field towards the hills at the front. Electric radiator. Wall mounted electric fire. Fine long distance open views at the side across fields, beyond the Leeds/Liverpool canal and over the Aire Valley towards the hills. Exposed ceiling beam. Feature cast iron pillar. Electric underfloor heating. Steps up to a:

IMPRESSIVE MEZZANINE/OFFICE - 16'1" x 8'2" with contemporary glazed/aluminium frame also having views over the surrounding fields and countryside. Electric radiator. Excellent range of fitted storage units. The living room is open plan to the:

REFITTED OPEN PLAN KITCHEN

13'8" x 7'10" superbly appointed with an attractive range of quality contemporary base and wall units in a light stone gloss finish together with contrasting stone effect worktop surfaces having matching surrounds and peninsular unit through from the living room. One and a half bowl composite sink and drainer unit. Integrated fridge. Integrated dishwasher. Built-in stainless steel finish AEG oven with four ring induction hob and AEG extractor hood above in stainless steel finish canopy. Built-in AEG stainless steel finish microwave oven. Integrated wine chiller. Laminate oak style flooring with electric underfloor heating. Large sealed unit double glazed windows with exposed stonework surrounds. Views beyond the sports field. Fitted ceiling spotlights.

UTILITY ROOM

With plumbing for automatic washing machine, worktop surface, fitted cupboard, laminate oak style flooring and hot water cylinder.

MASTER BEDROOM

19'7" x 10'6" with large sealed unit double glazed windows having exposed stonework surrounds. Excellent range of fitted wardrobes/drawers. Electric underfloor heating. Fine long distance open views across a field beyond the Leeds/Liverpool canal and over the Aire Valley towards the hills. Feature cast iron pillar. Exposed beam. Door leading to:

LUXURIOUS EN-SUITE SHOWER ROOM

With stylish contemporary three piece white suite comprising low suite WC with concealed cistern and hand wash basin semi-recessed into cabinet unit with tiled surround together with large walk-in shower cubicle having glazed screen, mermaid granite style panelling and thermostatic shower. Complementary floor tiling. Ladder radiator in chrome finish. Extractor fan. Shaver point.

BEDROOM TWO

19'7" x 10' with large sealed unit double glazed windows having exposed stonework surrounds. Fine long distance open views across a field beyond the Leeds/Liverpool canal and over the Aire Valley towards the hills. Feature cast iron pillar. Exposed beam. Deep built-in double wardrobe with cupboard above.

LUXURIOUS BATHROOM

With stylish contemporary three piece white suite comprising panelled bath having shower to mixer tap together with low suite WC with concealed cistern and hand wash basin semi-recessed into cabinet units with worktop and tiled surround. Complementary floor tiling. Extractor fan. Ladder radiator in chrome finish.

OUTSIDE

THERE ARE TWO CAR PARKING SPACES - one is outside whilst the other is in the BASEMENT GARAGE. Private secure basement store room.

COUNCIL TAX BAND

The council tax band quoted for this property on the Gov.UK website is Band: E

TENURE

The apartment is leasehold on the remainder of a 999 year lease which was created in 2005. There is currently a ground rent of £5 per annum and a service charge which is currently circa £148.58 per calendar month. Items included within the service charge are the cleaning and heating of all communal areas, the maintenance of the lift, window cleaning, building insurance and a contribution towards regular external decoration together with planned maintenance. A Management Company run by the residents is established with accounts. There is also a sinking fund.

SERVICES All mains services with the exception of gas are installed.

Please note we have not been able to test the equipment or installations in this property and recommend that prospective purchasers arrange for a qualified person to check any appliances before entering into any commitment.

VIEWING Strictly by arrangement with HARRISON BOOTHMAN. All potential viewers are advised to read a copy of our PRIVACY POLICY which can be found on our website. Alternatively a written copy is available on request.

Tel: Skipton 799993

Any floor plans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on the floor plan. The extent of the property and its boundaries are subject to verification by inspection of the title deeds.

These particulars were prepared from observation together with information supplied by the Vendor. We have not carried out a detailed professional survey.

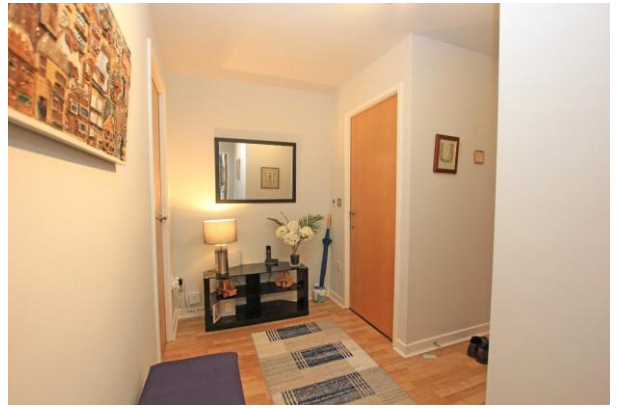
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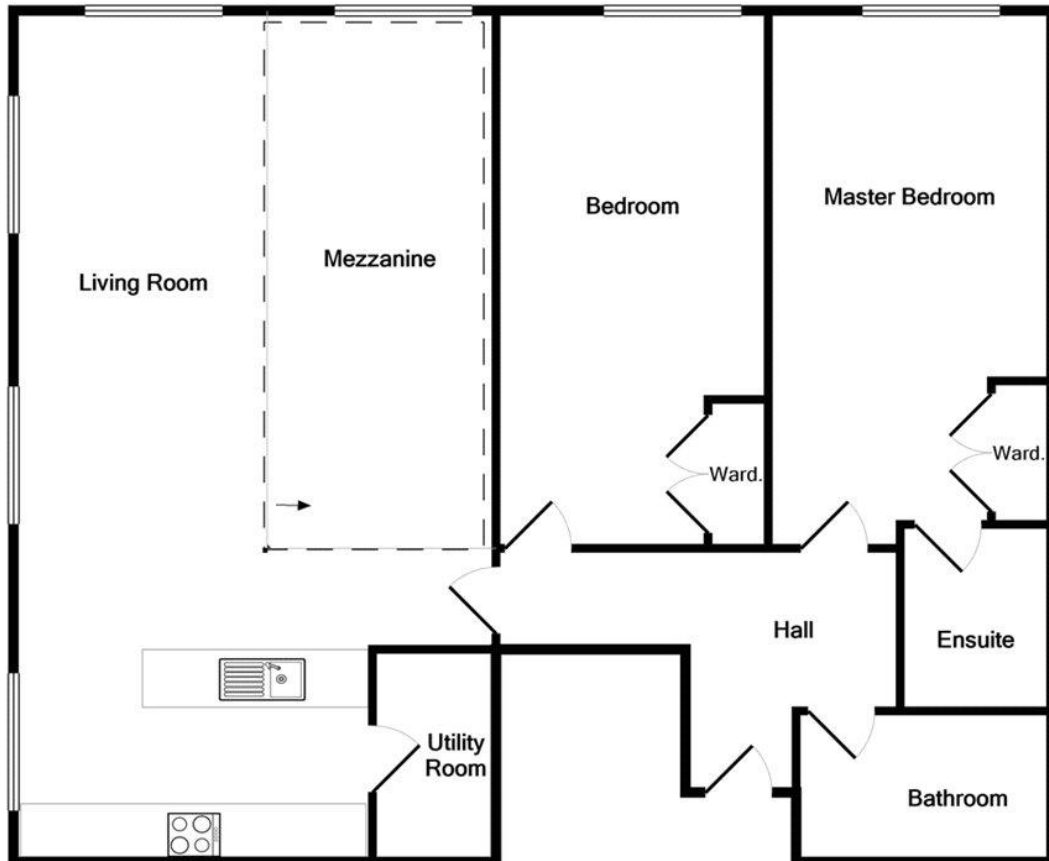
If you are thinking of selling your property HARRISON BOOTHMAN will be pleased to provide a FREE VALUATION for sale purposes.

These particulars do not constitute an offer or contract of sale.

Any prospective purchaser should satisfy themselves by inspection of the property.







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
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Energy performance certificate (EPC)

4 Cross Lane Mill Bradley KEIGHLEY BD20 9QB	Energy rating D	Valid until: 20 June 2032
		Certificate number: 2591-3017-0206-9712-6200

Property type	Ground-floor flat
Total floor area	95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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