



**Burnside Mill, Addingham**  
Starting Bid £130,000







# 26 Burnside Mill

## Addingham

### LS29 0PJ

**FOR SALE BY MODERN METHOD OF AUCTION;  
STARTING BID PRICE £140,000 PLUS RESERVATION  
FEE. A BRIGHT AND SPACIOUS TOP FLOOR TWO  
BEDROOMED APARTMENT WITH AN EXCELLENT  
OUTLOOK WITH LONG DISTANCE VIEWS DOWN THE  
VALLEY**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



Steeped in history, Addingham is an attractive and popular Dales Village that lies to the west of Ilkley on the banks of the River Wharfe, surrounded by beautiful open countryside. The village offers a useful range of shops, a post office, dental surgery and doctors surgery, various inns and eateries and its own primary school. Local bus services to surrounding towns are available from the village Main Street whereas the railway station in Ilkley, just over three miles away provides a regular commuter service to Leeds and Bradford city centres.

The accommodation has ELECTRIC HEATING and DOUBLE GLAZING and with approximate room sizes, comprises:-

## GROUND FLOOR

### SHARED RECEPTION HALL

### THIRD FLOOR

**HALLWAY** Leading to:-

**PRIVATE RECEPTION HALL** With a panelled entrance door. Cupboard housing the hot water cylinder.

**SITTING ROOM** 26' 3" x 11' 9" (8m x 3.58m) With glazed double doors opening inwards to create a Juliet balcony. Exposed beams. Velux window.

**KITCHEN AREA** With space for a table and incorporating a stainless steel sink unit and mixer tap and a range of fitted base and wall units incorporating cupboards, drawers and heat resistant working surfaces. Electric oven and hob with extractor hood over, fitted fridge and freezer and a dishwasher. Integrated washing machine. Exposed roof truss.

**BEDROOM** 14' 5" x 8' 5" (4.39m x 2.57m) With an exposed beam.

**BEDROOM** 11' 8" x 8' 4" (3.56m x 2.54m) With an exposed beam and roof truss.

**BATHROOM** With a modern white suite comprising a panelled bath, pedestal wash basin and a low suite wc. Ceramic tiling to the walls. Mirror light and shaver point.

## OUTSIDE

### ALLOCATED PARKING SPACE

**VIEWING ARRANGEMENTS** Strictly by prior appointment with Dale Eddison's Ilkley office.

**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 999 year lease from 2003 at an annual ground rent of £175. We are advised that the current service charge is £316.49 per quarter.

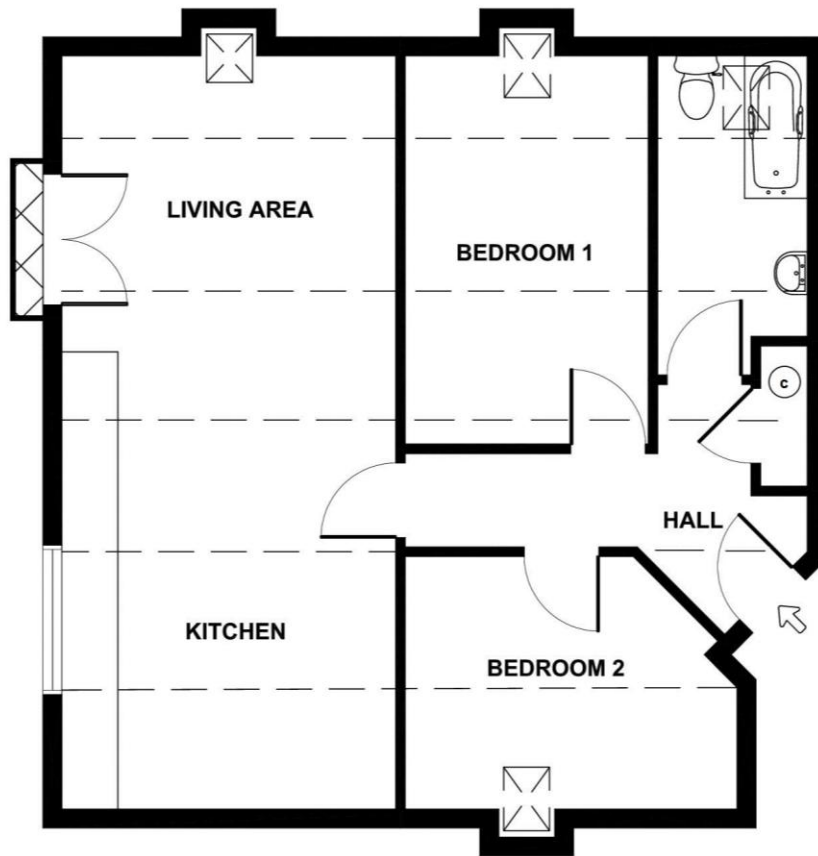
**LOCATION** When approaching Addingham on the A65 from Ilkley turn right into the village at the beginning of the bypass. Proceed along Main Street. Burnside Mill is located on the left hand side beyond the pedestrian crossing.

**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.

**REFERRAL FEES** We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. Mortgage Advice Bureau (MAB). We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Dale Eddison Ltd will receive a payment of £250 from MAB for recommending you to them.

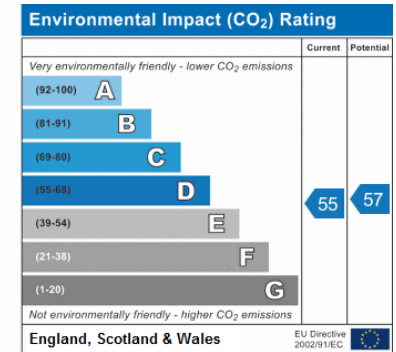
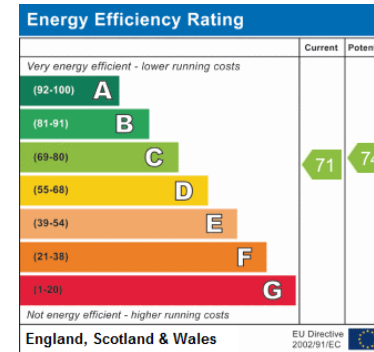






**26 BURNSIDE**

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.



**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.