



Redding Mill, Redding Wood Lane, Steeton
£135,000





2 Redding Mill

Redding Wood Lane

Steeton

BD20 6PS

AN ATTRACTIVE TWO BEDROOMED LOWER GROUND FLOOR APARTMENT OFFERING LIGHT AND AIRY ACCOMMODATION AND ENJOYING OPEN PLAN LIVING ACCOMMODATION WITH TERRIFIC LONG DISTANCE VIEWS. DOORS LEADING OUT ONTO THE COMMUNAL GARDENS.

Situated in an established and popular residential area close to local transport links, this two bedroomed lower ground floor apartment provides well proportioned accommodation having an open plan living area and two double bedrooms, ideal for a variety of purchasers. The property has electric heating, sealed unit double glazing and to the ground floor comprises a communal entrance hall with stairs leading down to the lower ground floor. On the lower ground floor there is a private entrance hall, generous living accommodation incorporating a sitting area and kitchen, two double bedrooms and a modern house bathroom. Outside there is an allocated parking space and additional visitors spaces with the use of communal gardens to the rear of the property.

Steeton is a lovely little village situated south of Silsden in the Aire Valley. Steeton village offers a small range of local shops, public houses, schools and churches. The village benefits greatly from a regular local train service to Leeds, Bradford, Skipton and Keighley as well as having good road links to many major routes. Beyond Steeton other services can also be found in the neighbouring town of Silsden which is only a few minutes away by car.

The accommodation with ELECTRIC HEATING, SEALED UNIT DOUBLE GLAZING, SECURITY SYSTEM and with approximate room sizes comprises:

GROUND FLOOR

COMMUNAL ENTRANCE HALL With stairs to the lower ground and first floor. Secure postboxes.

LOWER GROUND FLOOR From the communal entrance take the stairs down to the lower ground floor where the apartment can be found on the left.



ENTRANCE HALL A spacious, carpeted entrance hall with doors to all rooms. Electric heater.

BEDROOM ONE 15' 03" x 14' (4.65m x 4.27m) To the L shape A generous sized double room with two picture windows and high ceilings making it lovely and light and enjoying wonderful views and plenty of space for wardrobes. Electric heater.

BATHROOM 6' 08" x 6' 10" (2.03m x 2.08m) A modern white three piece suite comprising a panelled bath with shower over, low suite w.c and pedestal wash basin. Heated towel rail, shaver point, part tiled walls and tiled floor.

CUPBOARD A really useful cupboard for storage and coats etc. Housing the hot water cylinder.

BEDROOM TWO 13' 09" x 9' 01" (4.19m x 2.77m) A generous sized double bedroom with a large picture window to enjoy the stunning views. Electric heater.

OPEN PLAN LIVING AREA 20' 02" x 13' 05" (6.15m x 4.09m) A terrific space incorporating a sitting area and kitchen.

SITTING AREA A good sized sitting area with two electric heaters. A window and door that takes you straight out to the communal gardens and lovely views.

KITCHEN With a range of base and wall units incorporating cupboards, drawers and coordinating work surfaces with a tiled splash back. Inset one and a half bowl sink unit with mixer tap, integrated Beko washer/dryer and integral appliances including a dishwasher, fridge/freezer and electric oven with a Zanussi hob having a stainless steel hood over. A lovely breakfast bar offering further storage. Grey floor tiles.

OUTSIDE

PARKING To the front of the property there is an allocated block-paved parking space and additional visitors spaces.

COMMUNAL GARDENS To the rear of the property there is a communal garden for the owners use.

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 99 year lease from 2006.

CHARGES We are advised that the current service charge is £297 per quarter. We are advised there is also an annual ground rent of £150.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services 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. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.

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. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided.

COUNCIL TAX This property is in Council Tax Band C. For further details please visit the Craven District Council website.

VIEWING ARRANGEMENTS We would be pleased to arrange a viewing for you. Please contact Dale Eddison's Skipton office. Our opening hours are:-

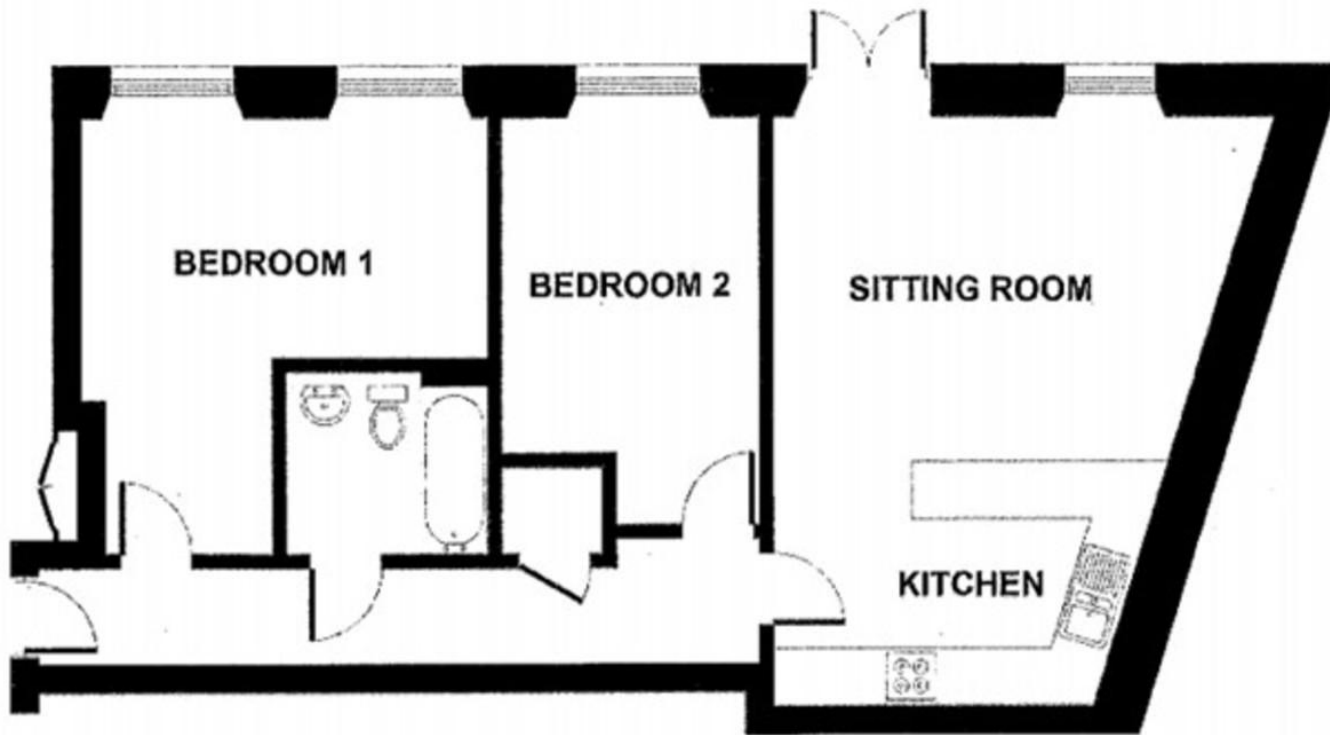
Monday to Friday: 9.00am - 5.30pm

Saturday: 9.00am - 4.00pm


Sunday: 11.00am - 3.00pm Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

DIRECTIONS Entering Steeton from the A629 on to Station Road. At the traffic lights turn right on to Skipton Road and then first left after passing the pelican crossing onto Mill Lane. At the 'T' junction turn right onto High Street, continue up the hill and take the third left onto Redding Wood Lane. Redding Mill can then be found on the left hand side.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Dale Eddison

 **SKIPTON OFFICE**

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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.