



Providence House,
Main Street, Wilsden
£99,950

1 Bedroom Flat
EPC Rating: D

LINLEY &
SIMPSON

Enjoy penthouse living with this well presented apartment set within this prestigious converted mill complex which offers modern yet contemporary accommodation with the added benefit of built in appliances and a state of the art heat recovery system. The apartment has good access to the popular village of Wilsden with all the amenities and transport links that it provides. This one bedroom apartment has its own private access and offers open plan lounge and kitchen with breakfast bar and beamed ceilings adding plenty of character, one double bedroom and modern bathroom. The property benefits from private parking space and the use of visitor parking. Viewing highly recommended.

Wilsden is the perfect balance between rural and urban. With a fantastic local high-street boasting all the amenities one could ever need, and luscious green fields surrounding, why would you ever want to leave this Yorkshire gem? There is a real sense of history throughout the community makes this a very desirable place to live. Just take a walk through this picturesque stone lined village, and see why it is one of the most desirable local villages to live in.

Council Tax Band A

Entrance Hall

With two double glazed windows and storage cupboard housing water tank and plumbing for washing machine.

Open Plan Lounge/Kitchen

This room has lots of character with wood beams, electric wall mounted fire, two double glazed window and a double glazed Velux providing plenty of natural light. The kitchen has a range of wall, drawer and base units with laminate worksurfaces, stainless steel sink and drainer, breakfast bar, electric oven and hob, and integrated fridge/Freezer.

Bathroom

Modern bathroom suite comprising of bath with shower over, vanity unit housing hand wash basin, concealed WC, heated towel rail, tiled flooring and beamed ceiling.

Bedroom

Good sized double room with double glazed Velux window and beamed ceiling.

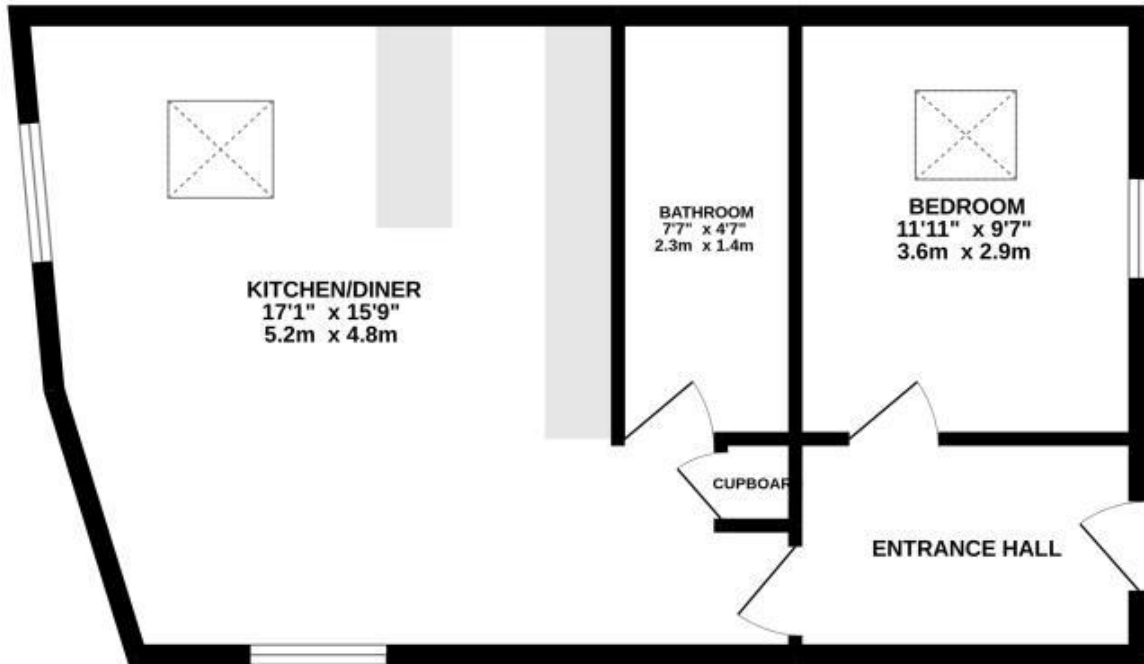
Externally

The property stands in private grounds with allocated parking space and visitor parking spaces.

Please note: This is a leasehold property, the lease is a 999 year lease which commenced on 1st September 2006. We have been advised by the current vendor that the service charge is approximately £830.00 per annum with £5.00 per year ground rent.

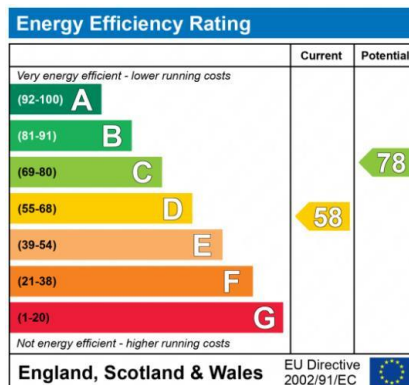


GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA: 542 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

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, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.