



WHITFIELD MILL,
MEADOW ROAD,
APPERLEY BRIDGE,
BD10 0LP
Offers Over £120,000
1 Bedroom Flat
EPC Rating: C

LINLEY &
SIMPSON

A stunning ground floor one bedroom apartment being sold with no onward chain. Sought after location within walking distance of train station. Gated complex with concierge and secure parking.

Located within this ever popular area of Apperley Bridge and forming part of the old mill is this superb, converted ground floor one bedroom apartment which must be viewed internally to appreciate the quality and size of accommodation on offer. This beautifully presented property has the added advantage of a private courtyard garden ideal for entertaining. It also offers modern decorative schemes throughout, sealed unit double glazing and electric heating.

GROUND FLOOR

KITCHEN/LIVING SPACE 16'2" X 21'8" (4.93 X 6.62)

Spacious kitchen/living space with fitted wall and base units with work surfaces over, built in electric oven and hob with extractor hood over, integrated washing machine, integrated dishwasher, integrated fridge freezer, exposed stone feature wall, double glazed window to front and double glazed door to front.

BEDROOM ONE 7'8" X 13'11" (2.33 X 4.25)

Generous double bedroom with double glazed window to front.

BATHROOM

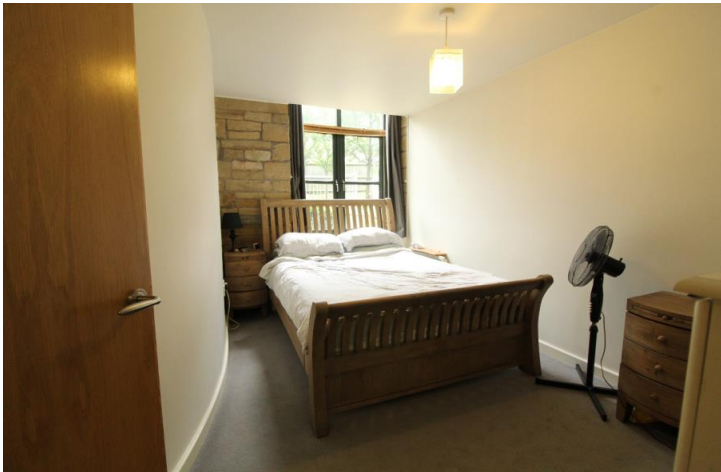
White three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC and heated towel rail.

OUTSIDE

FRONT GARDEN

Private courtyard garden laid to patio.

AGENTS NOTE: We are advised that the property is leasehold and await confirmation of the details.





Total Area: 49.1 m² ... 528 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
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.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

AGENTS NOTES:

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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.