



Providence Mill Main Street, Wilsden Bradford BD15 0DP

welcome to
Providence Mill Main Street, Wilsden Bradford

A bright and spacious one-bedroom ground floor apartment with double-aspect accommodation, a south-facing garden and allocated parking,



A charming and well-presented ground floor double-fronted apartment forming part of an attractive converted mill development in the heart of Wilsden. Offering bright and spacious accommodation throughout, this delightful home benefits from double-aspect rooms, allowing an abundance of natural light to flood the interior, and is perfectly suited to first-time buyers, downsizers and investors alike.

The accommodation briefly comprises an entrance into a spacious open-plan living, dining and kitchen area, creating a bright and sociable living space. The generous double bedroom is complemented by a well-appointed bathroom, with both principal rooms enjoying a double-aspect outlook that enhances the property's light and airy feel. Full of character and charm, this attractive apartment is ready to move straight into.

Externally, the property benefits from a pleasant south-facing double-fronted garden area, providing an attractive outdoor space to relax and enjoy sunshine throughout the day. An allocated parking space further adds to the property's practicality and convenience.

Bedroom

13' 5" x 10' 1" (4.09m x 3.07m)

Kitchen/Living Room

24' 11" x 13' 3" (7.59m x 4.04m)

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Aml Note



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Providence Mill Main Street, Wilsden Bradford

- Beautifully presented ground floor apartment
- Popular Wilsden village location
- Spacious open-plan living dining kitchen
- Double-fronted layout with double-aspect rooms
- Well-appointed bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BNG103382 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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