



# Davies Properties



10 Harwal Mill Harwal Gate

Keighley, BD20 0FB

Offers In The Region Of £165,000



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Set within an elegant waterside mill conversion, this beautifully appointed one-bedroom first floor apartment combines contemporary design with timeless character. Every detail has been thoughtfully considered to create a home that feels both stylish and effortlessly comfortable.

The building itself enjoys a prime position beside the Leeds–Liverpool Canal, offering a tranquil setting complemented by beautifully maintained communal grounds and convenient lift access to all floors.

Inside, the apartment exudes a sense of space and light. The open-plan living and kitchen area is perfect for modern living, with high ceilings and deep-set windows that flood the room with natural daylight. The design blends sleek finishes with warm, inviting textures, creating an ideal setting for both relaxing and entertaining.

The spacious double bedroom provides a calm retreat, while the contemporary bathroom features elegant fittings and a refined, high-quality finish. Throughout, the apartment reflects a meticulous attention to detail and an emphasis on modern comfort.

Ideally positioned in Silsden, between Skipton, Ilkley and Keighley, this exclusive development offers easy access to countryside walks, local amenities and excellent transport links via Steeton railway station. With allocated parking and a peaceful canal-side outlook, this home offers a rare opportunity to enjoy sophisticated waterside living in the heart of the Aire Valley.

## Entrance Hall

Featuring high ceilings and wood-effect flooring, along with heating controls, a video intercom, and a utility cupboard that houses the electric boiler and ventilation system.

## Living Room

15'10" x 13'11" (4.83m x 4.24m)

The living area flows seamlessly into the open-plan kitchen and is finished with carpeted flooring and two feature pendant lights. Two ceiling-height windows and one full-height deep-sill window, bathe the space in abundant natural light.

## Kitchen

11'7" x 12'5" (3.53m x 3.78m)

Featuring a generous open-plan kitchen, fitted with contemporary wall and base units, laminated work surfaces with matching upstands, and tiled splashbacks. Under-unit LED lighting highlights a Zanussi induction hob with a stainless-steel splashback, integrated washing machine and full-size dishwasher, electric oven, fridge and freezer, and a one-and-a-half bowl stainless steel sink with mixer tap.

## Bedroom

9'2" x 14'2" (2.79m x 4.32m)

The generous double bedroom features high

ceilings, a central pendant light, wall-mounted downlighters, a full-height deep-sill window, and a soft carpeted floor.

#### Bathroom

**7'4" x 8'4" (2.24m x 2.54m)**

The bathroom is fitted with a contemporary three-piece suite, including a wall-mounted pedestal sink with mixer tap, a built-in W/C, and a panelled bath with an overhead shower. A recessed shelf with LED lighting, fully tiled splashback areas, and a chrome heated towel rail complete the elegant finish.

#### EXTERIOR

The development is beautifully set alongside the Leeds–Liverpool Canal and surrounded by carefully maintained grounds. The apartment comes with an allocated parking space, with additional visitor parking available.

#### LEASEHOLD INFORMATION

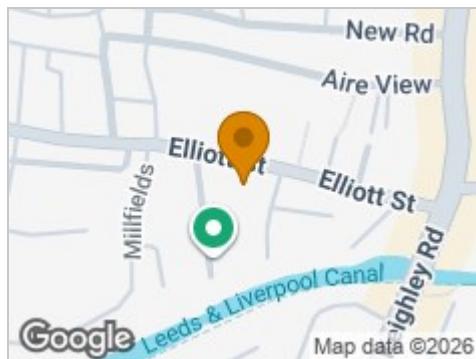
- ~ Lease Length: 999 years from January 2017
- ~ Ground Rent: £50 p/a
- ~ Service Charge: £1,800 p/a (includes buildings insurance, lift and grounds maintenance and window cleaning)
- ~ Pets: Permitted

#### ADDITIONAL INFORMATION

- ~ Council Tax Band: B
- ~ Tenure: Leasehold
- ~ Parking: One allocated parking space plus additional visitor parking
- ~ Broadband - according to the Ofcom website there is 'Standard', 'Superfast' and 'Ultrafast' broadband available.
- ~ Mobile Coverage - according to the Ofcom website there is 'good' outdoor mobile coverage from at least four of the UK's leading providers.



## Road Map



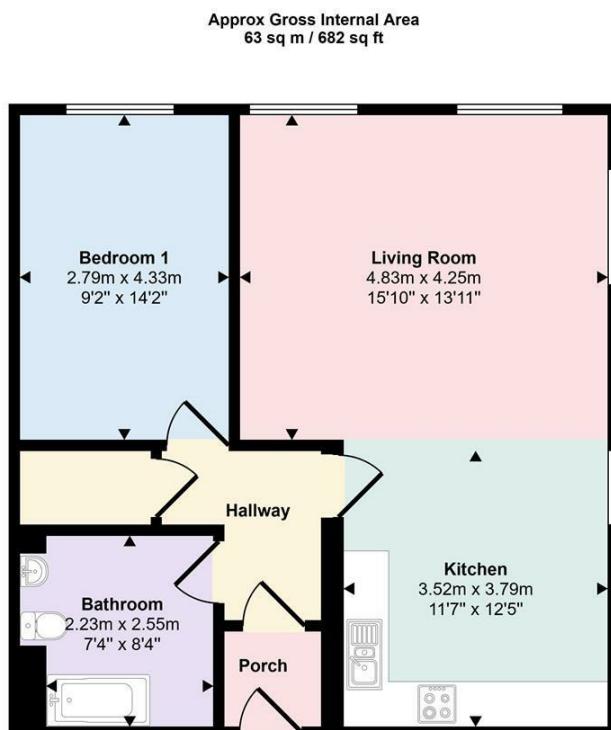
## Hybrid Map



## Terrain Map



## Floor Plan



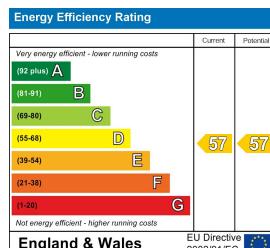
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Davies Properties Sales Office on 01535 872018 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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