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7 THE WOODLANDS

MELTHAM, HOLMFIRTH, HD9 4NN

OFFERS REGION
£285,000

This impressive first floor apartment offers spacious and well maintained accommodation within this exclusive conversion. It is accessed via a shared entrance hall at ground floor level with stairs leading to the first floor. The apartment offers approximately 1450 sqft of accommodation and features a grand entrance hall, lounge, dining room, kitchen, study, 2 double bedrooms, bathroom and en-suite shower room. It is presented to a good standard with quality fittings, gas central heating and wooden double glazed windows complimenting the original character of the building. The property is set within generous communal grounds with allocated parking beautiful landscaped gardens surrounded by mature woodland. The property is offered for sale with no vendor chain.

- Outstanding first floor apartment
- Exclusive conversion in gated development
- Set in over 7 acres of landscaped grounds
- Approx 1450 square feet of accommodation
- Large hallway, 2 reception rooms and kitchen
- Study, 2 double bedrooms, bathroom and en-suite
- Allocated parking for 2 cars and visitor parking
- Energy rating 66 (Band D)

About 7 The Woodlands

The Woodlands was originally built circa 1871 as Meltham Mills Convalescent Home, commissioned by the local Philanthropist Charles Brook. Brook was one of local mill owning family and also built the nearby Pleasure Grounds and Bank Buildings. It is built in the Gothic style with grand arched windows, distinctive rooflines and a magnificent tall tower which sits above the apartment which we are marketing.

It was repurposed after the second world war becoming a School before eventually being converted to residential use in the late 1990s. There are 8 apartments in total and 4 houses. The properties enjoy a gated driveway from Royd Road which leads up to a parking area in front of the building where there are allocated spaces for each apartment (Number 7 has 2 spaces) and additional visitors parking. Surrounding the properties there are delightful communal gardens, predominantly to the rear of the house with mature woodland around the perimeter – the total grounds being approximately 7.6 acres.

The apartment is accessed through a shared entrance hall, beneath a sheltered archway. Stairs lead up to a first floor landing which is shared with 3 other properties. From here a door leads through into the spacious entrance hall with its almost 11' high ceilings and recessed Gothic arches into the walls. To the right hand side of the hallway you will find a good sized lounge and dining room which are partially open plan to one another with a central chimney breast acting as a partition. Off the dining room, there is also a further office / study area. The kitchen is positioned at the end of the hallway and features windows on 3 sides. There is also a house bathroom, 2 double bedrooms (with fitted furniture) and an en-suite shower room to bedroom 1.



Our clients have owned the property since 2003, it is well maintained and presented to a good standard with gas central heating, double glazed windows and good quality fittings throughout. It is held on the remainder of a 999 year lease (since 2001) with the owners of each property in the complex owning a share of the freehold. There is no chain involved with this sale as the owners have already secured an onward purchase.

Accommodation:

Communal Entrance

The property is entered through a communal entrance hall on the ground floor with stairs leading to the first floor. There is an audio intercom to the flat with buzzer release from the apartment.

Entrance Hall 28'10" x 9'3"

This incredibly spacious hallway provides a most impressive entrance to the apartment with high ceilings and recessed gothic arches into the walls. It features laminated flooring and a central heating radiator.



Lounge 16'7" x 15'11"
A large living room which features windows to the front and side of the building enjoying the pleasant wooded aspect, chimney breast with feature fireplace and electric fire, high coved ceiling, laminated flooring and central heating radiator. The room is open on either side of the chimney breast to the dining room.



Dining Room 15'11" x 11'10"
A good sized room with windows to the side, high coved ceiling, laminated flooring and central heating radiator.



Office 8'9" x 8'6"
This is in turn open plan to the dining room and features laminated flooring and central heating radiator.

Kitchen 10'1" x 9'11"
Accessed via a glazed door from the hall. Featuring windows to 3 sides and fitted with an excellent range of base units and wall cupboards with integrated oven, microwave, 4 ring gas hob with extractor over, dishwasher, fridge freezer and washer drier, stainless steel sink with mixer tap, tiled floor and central heating boiler.



Bedroom 1 16' x 12' overall

A double bedroom with windows to the side, built in cupboard housing the hot water cylinder, bank of built in wardrobes and central heating radiator.



Bedroom 2 16'7" (14'7" min) x 9'

Another double bedroom with windows to the front and side, bank of built in wardrobes, small recessed with built in dressing table, laminated flooring and central heating radiator.



Bathroom 6'9" x 5'7"

With three piece suite comprising low flush wc, pedestal washbasin and bath with mixer shower, inset spotlights to the ceiling, extractor, half tiled walls, tiled floor and central heating radiator.



En-Suite 10'3" x 5'7" overall

With three piece suite in white comprising low flush wc, pedestal washbasin and shower cubicle, half tiled walls, tiled floor, inset spotlights to the ceiling, extractor and heated towel rail.

Tenure

We understand that the property is held on the remainder of a 999 year lease from 2001. Each property owner within The Woodlands also holds a share of the freehold. We are informed that ground rent is £100 per annum.

Service Charge

The annual service charge is currently £4050 per annum. This contributes towards the maintenance and repair of the building and grounds, window cleaning and buildings insurance.

Pets

Please note: there are no pets permitted on the first floor.

Additional Information

Energy rating 66 (Band D), Council tax band E.



OUTSIDE

There is a gated driveway leading up to the front of the building where you will find two allocated parking spaces for the property and additional visitors parking. There is also a communal bike shed.



Gardens

An open archway from the parking area leads the communal entrance hall that serves number 7 and also through into the impressive communal gardens which are well maintained with lawns, seating areas and well stocked borders.



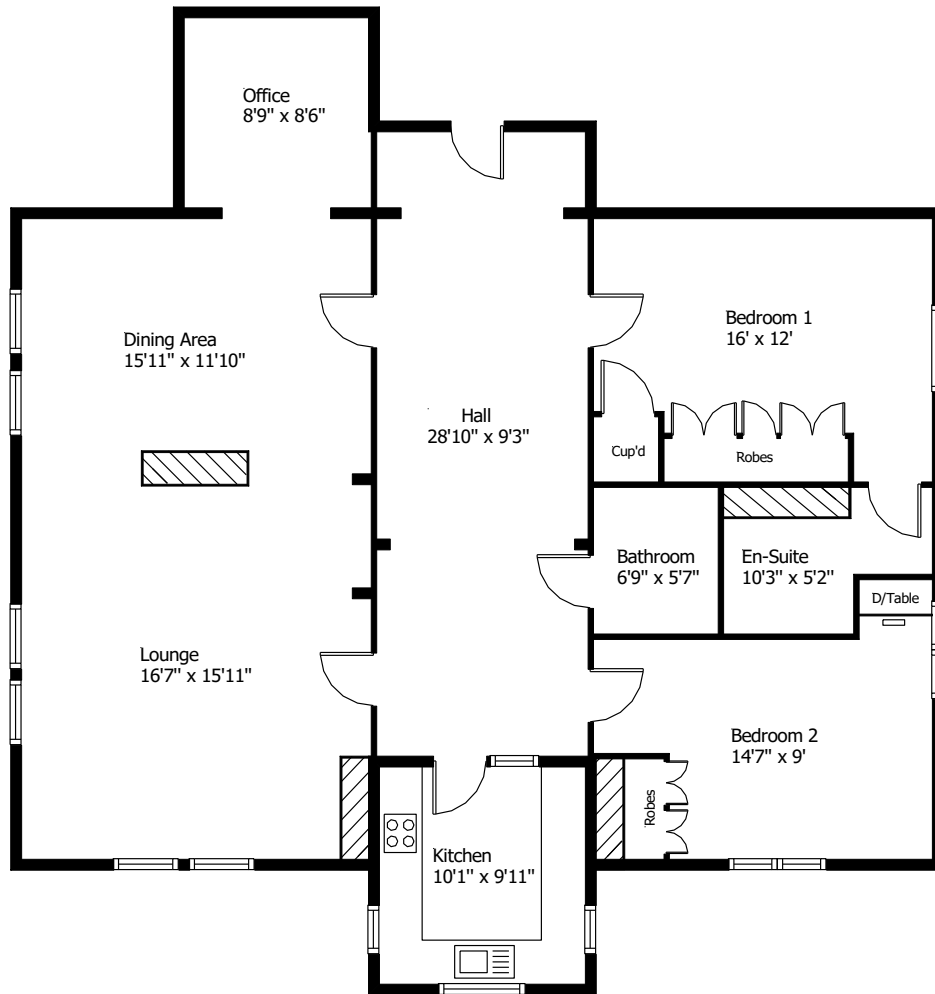
Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Meltham, follow Holmfirth Road passing the C of E Primary School, then down a dip in the road. Turn right here onto Royd Road and then take an immediate left up the driveway to The Woodlands. Park in the visitors' spaces, then enter the property through the communal entrance.

7 The Woodlands, Meltham



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