



## Apartment 11, Upper Sunny Bank Mews, Meltham

An excellent opportunity to purchase this 2 second floor apartment within a desirable grade II listed mill conversion which enjoys superb near south facing views to the rear. The property was originally converted circa 2005 and is presented to a good standard but buyers may look to update to their own tastes further. The accommodation comprises: entrance hall, open plan living / dining and kitchen, 2 bedrooms and shower room. It has access via a lift or staircase from the communal ground floor entrance and also benefits from an allocated parking space opposite the building. The property is offered for sale with vacant possession and no chain.



## Accommodation:

### Communal Entrance

The building is entered via this glazed entrance area where there is a further door with key code entry giving access to the stairs and lift which provide access to the second floor where the apartment is located.



### Entrance Hall

With electric heater and audio intercom for the external door release.



### Kitchen Area

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10'4" x 7'5"

A well presented kitchen area which is fitted with a good range of base units and wall cupboards with laminated worksurfaces, integrated oven, electric hob with extractor over, fridge, freezer, stainless steel sink with mixer tap, washer drier and tiled splashbacks. The kitchen opens into the living / dining room area.



### Living / Dining

17'3" x 13'5"

A large open plan living / dining area with 2 windows to the rear enjoying the views and electric heater.



# Apartment 11, Upper Sunny Bank Mews, Meltham, Holmfirth, HD9 5AA



**Bedroom 1** 10'1" x 13'1" max

A double bedroom with 2 windows to the rear enjoying the views, electric heater.



**Bedroom 2** 10'3" x 8'2"

With entrance area, bank of fitted wardrobes, window to the rear enjoying the views and electric heater.



**Shower Room** 8'7" x 7'4" (5'8")

An irregularly shaped room which features a low flush wc, wall hung washbasin and multi-jet shower enclosure, built in cupboard and heated towel rail. Note that the shower is not currently fitted flush with the walls and we anticipate that the buyer would look to carry out works here to improve this room.



## OUTSIDE

There is an allocated parking space for 1 vehicle opposite the entrance to the building. Visitors parking is also available.

## Tenure / Additional Information

We understand that the property is Leasehold on the remainder of a 999 year lease from 2005 (expires 3004). We are informed that the ground rent is £150 per annum. Energy rating 65 (Band D). Council tax band C.

## Service Charges

The property is subject to a service / maintenance charge which is reviewed on a half yearly basis. The current charge amounts to £170 per month which is the equivalent of £2040 per annum.

## Please Note

We are informed that owners are not allowed to keep dogs within the building but other pets (IE house cats) will be considered upon an individual basis.

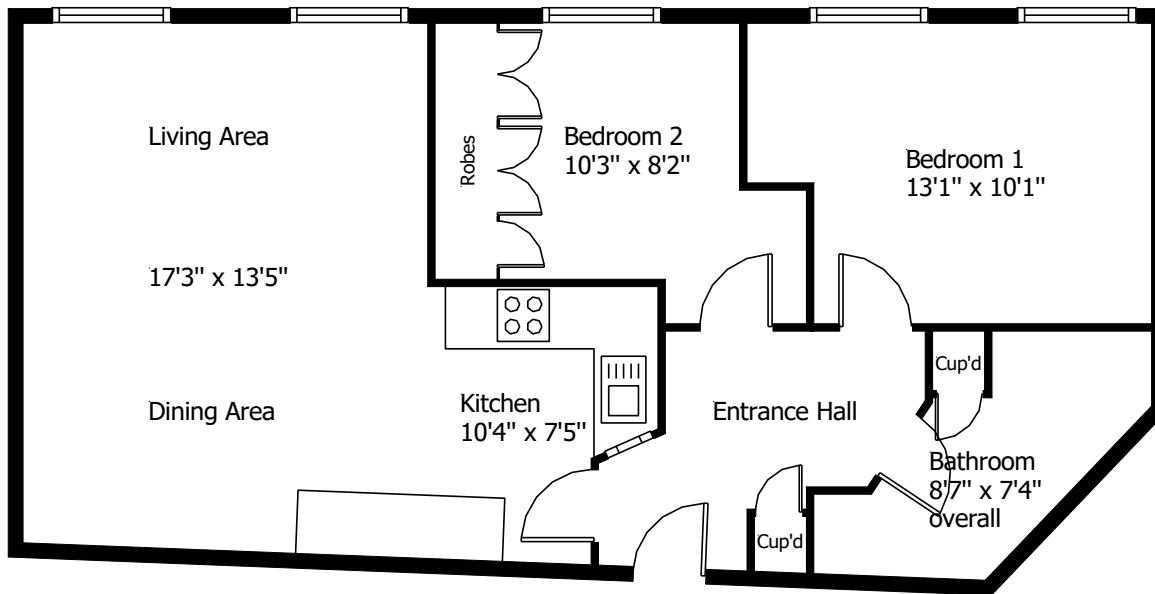
## Viewing

By appointment with Wm Sykes & Son.

## Location

Head out of Meltham on Slaithwaite Road (B6107). Turn left onto Red Lane and continue along this road until you reach the beginning of open countryside. Turn left again down Sunny Bank Road and the property will be found within the Mill at the bottom of this road.

## 11 Upper Sunny Bank Mews, Meltham



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