



20 Lower Mill Lane, Holmfirth

This is a rare opportunity to purchase a spacious apartment within a much admired mill conversion that sits a short distance from the centre of Holmfirth. It is well maintained and tastefully presented throughout. It is accessed via a communal entrance hall which has a lift and stairs leading up to the first floor where the apartment is situated. The accommodation comprises: entrance hall, open plan living dining kitchen, guest wc, 2 double bedrooms both with en-suites and built in wardrobes. It benefits from a gas central heating system, double glazed windows and modern fixtures and fittings. Externally there are 2 allocated parking spaces.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation

Communal Entrance

To the ground floor there is a communal entrance. There are both stairs and a lift providing access to all floors. There is an individual telecom entrance system for guests which provides access into the apartment building. The apartment is located on the first floor.

Entrance Hall

With doors leading to all rooms and having a useful storage cupboard which also houses the central heating boiler.



Open Plan Living Dining Kitchen

This fabulous open plan living dining kitchen benefits from having plenty of natural light with 4 windows flooding the whole room. The dining and living room areas provide plenty of space for furniture and create a lovely sociable setting.

35'7 x 14'3" (max)



Kitchen Area

To the kitchen area there are modern built in base and wall units with integrated appliances including an oven and 5 ring gas hob with extractor fan over, fridge, freezer, washing machine and dishwasher. There is a 1 1/2 sink unit with drainer and mixer tap over, roll top work surfaces and laminate flooring.

WC

7'5" x 3'5"

Having a white suite comprising of a WC and sink, with laminate flooring.



Bedroom 1 **13' x 10'5"**

This spacious double sized bedroom benefits from having built in wardrobes and coordinating bedside tables. There is a window to the front of the property and door leading into the ensuite shower room.

Bedroom 2 **12'8" x 9'8"**

A double sized bedroom benefitting from having built in wardrobes and coordinating bedside tables, window to the rear and door leading into the en-suite shower room.



En-suite Bathroom **7'7" x 5'4"**

Having a modern fitted suite comprising of a bath with shower over, WC and wash hand basin with part tiled walls, tiles to the floor and a heated towel rail.



En-suite Shower Room **12'8" x 4'11"**

Having a modern white suite comprising of a step in shower cubicle, WC and hand wash basin with part tiled walls, tiles to the floor and a heated towel rail.

OUTSIDE

There is a communal outside space that can be enjoyed by all residents.

Parking

The apartment benefits from having 2 allocated parking spaces that are next to the front door of the building.

Additional Information

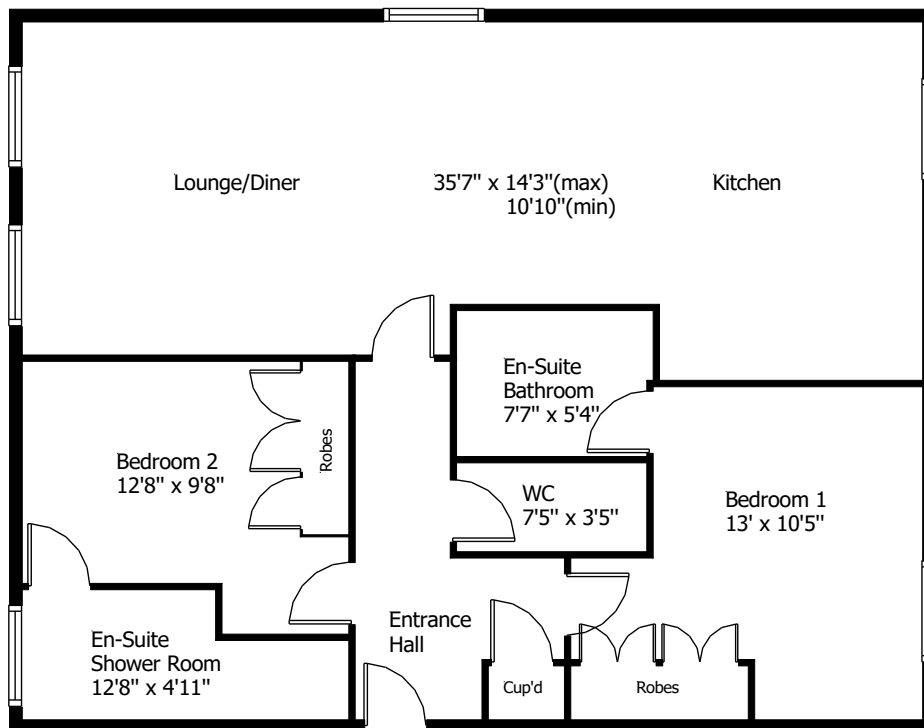
Energy rating 79 (Band C. Council tax band D. Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and that mobile coverage at the property is offered by a range of providers.

Tenure

We understand that the property is leasehold, held on a 125 year lease which commenced in 2003. The service/maintenance charge (including buildings insurance) is currently £2778.32 per annum. This is split into 2 payments made every 6 months, IE £1389.16 payable 1st April and 1st October. There is also a ground rent of £100 per annum which is payable every January.

Please Note: The management company do not allow pets.

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This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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Viewing

By appointment with Wm Sykes and Son.

Location

The property is located in the centre of Holmfirth. Lower Mill Lane is just off Hollowgate, turning left next to the Elephant and Castle pub. The apartment block is on the left hand side with allocated parking next to the front door. There is a telecom entry system and the apartment is located on the first floor with lift access available.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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