



Apartment 327 Titanic Mill, Linthwaite

An outstanding apartment which occupies a choice corner position on the 3rd floor of this grade II listed former textile mill. It offers spacious accommodation with the added benefit of 2 balconies from which to enjoy very pleasant and far-reaching views. It comprises: entrance hall, open plan living and dining kitchen, 2 double bedrooms (walk in wardrobe and en-suite to bedroom 1), bathroom and utility room. It has lift access from the communal entrance hall and 1 parking space within the secure resident's car park. Also located within the building is the popular Titanic Spa. The mill enjoys a pleasant setting with countryside on the doorstep and the popular village of Slaithwaite with its varied amenities and railway station is only a short drive away or by canal towpath if you fancy a pleasant walk.

Holmfirth

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Slaithwaite

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Communal Entrance

The property is entered via a communal hall with key fob access for residents and intercom door release for visitors. It is served via 2 lifts which take you up to the 3rd floor. Further security is enjoyed within the building by internal doors having key fob release. Once you reach the apartment, the accommodation then comprises:-



Hall

With entrance door from the communal hall leads into the 'T' shaped hall which has laminated flooring, recessed storage cupboard, and wall mounted audio visual intercom handset.



Open Plan Living/Dining Room

The living area features an impressive 10' high ceiling and tall arched windows to the front and side which flood the room with natural light. It has laminated flooring and sliding doors which allow the space to be opened up into the adjoining bedroom 2.



Kitchen Area

Open to the living/dining space and being fitted with a good range of wall and base units having worksurfaces over incorporating a stainless-steel circular sink and drainer. You will also find corner carousel units, integrated slimline dishwasher, double oven/grill, 4-zone induction hob with stainless steel splashback and extractor hood over, fridge/freezer, wine storage, and tiled floor. The current owner has installed a large island which has storage cupboards beneath a large quartz worktop that has a pop-up tower of USB & power sockets and provides space for up to 10 people to sit around the overhanging breakfast bar. A glazed door gives access out onto the larger of the 2 balconies.



Utility Room

6'1" x 5'0"

Fitted with a range of base cupboards with worksurfaces over incorporating a stainless-steel sink with mixer tap. There is space and plumbing for a washing machine, cupboard housing the hot water tank, and it has a tiled floor.



Bedroom 1

12'6" x 11'10"

A good-sized double bedroom with tall arched windows to the front of the building, laminated flooring, and a glazed door opening out onto the second balcony which also provides views across the valley towards Wellhouse.



Dressing Room

6'2" x 4'0"

An opening from the bedroom leads through into this dressing area which is fitted with a bank of wardrobes and shelving. A door then gives access on into the en suite bathroom.



En-Suite Bathroom

7'9" x 6'2"

Fitted with a white suite comprising a Jacuzzi style double ended bath with shower and screen over, a circular wash basin on a glass and metal stand, and a back-to-wall w.c. There is a tiled shelf above the wash basin and w.c. with an illuminated mirror and shaver socket above. It is finished with inset ceiling spot lighting, a ladder style radiator/towel warmer, and tiled floor.

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Bedroom 2 **13'0" x 10'3"**

With a tall window offering those pleasant views to the front of the building, built in storage cupboard/wardrobe, sliding door opening to the lounge, and laminated flooring.



Bathroom **8'7" x 6'7"**

Fitted with a white suite comprising a double ended bath, separate shower cubicle with mains shower over, circular wash basin on a glass and metal stand, and a back-to-wall w.c. There is an illuminated mirror and shaver socket over the wash basin, part tiled walls, inset ceiling spotlighting, ladder style radiator/towel warmer, and tiled floor.



Views

Viewing

By appointment with Wm Sykes & Son.

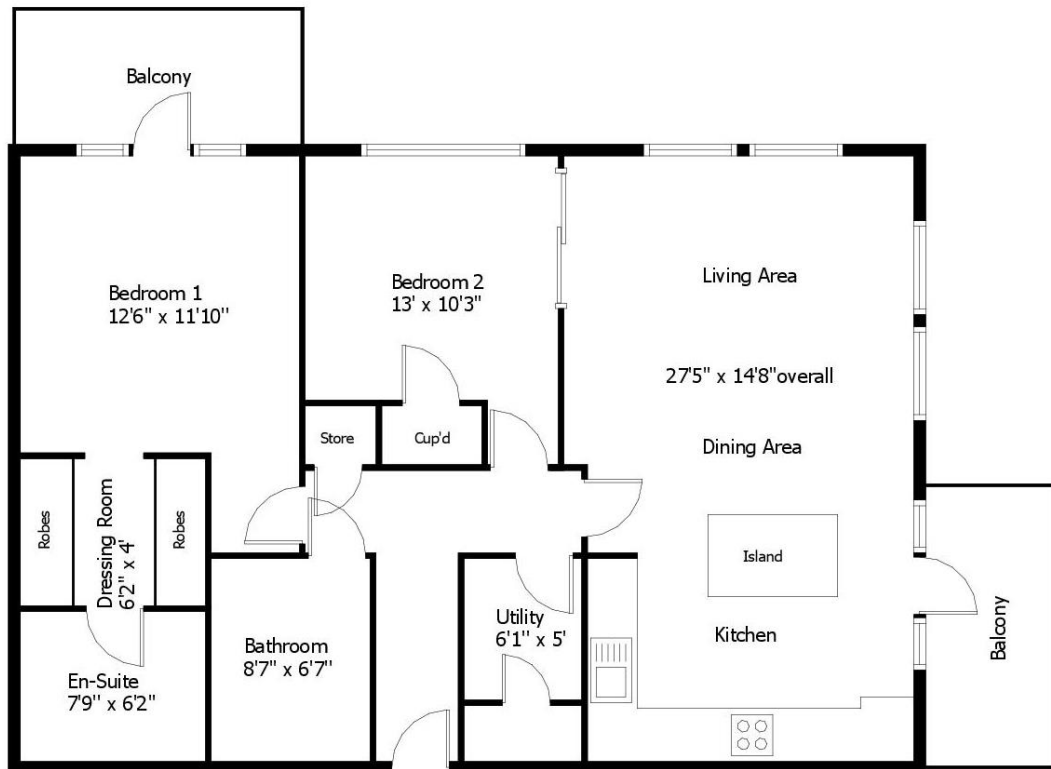
Location

From Huddersfield town centre ring road, take the A62 in the direction of Oldham for approximately 4 miles. Arriving in Linthwaite you will approach a set of traffic lights, take a sharp turn right at the traffic lights onto Bargate and go to the bottom of the hill where you will arrive at the entrance to Titanic Mill on the righthand side. The entrance door is located at the centre front of the building.

Additional Information

- Council Tax – Band C (£1,955.39 2024/25)
- Tenure – Leasehold on the remainder of a 999-year lease from 2004
- Service Charge – The current annual charge is £4,100 (£341.66 per month) and pays for ongoing management and maintenance of the building, lifts, cleaning and lighting of communal areas, window cleaning, and building insurance.
- EPC Rating C
- The development has an EWS1 certificate valid from July 2020 and no remedial works were required. The cost for any future remedial work would be borne by the Freeholder. A Landlord Certificate has been issued.
- Utilities:-
 - Water – bore hole
 - Drainage – mains
 - Water and heating are provided by a central system with each apartment having its own meter. The tariff is set by Titanic Mill Energy Services Ltd.
 - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows there is a broadband service in the area, and mobile coverage at the property is offered by several providers.

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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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