



## 44 Heritage Mills, Brook Lane, Golcar

Enjoying a pleasant position with open aspect at the rear, this superb end terraced overdwelling provides spacious well presented accommodation that must be viewed. The property was a former mill cottage and forms part of the highly regarded Heritage Mills development – it sits within easy access of the centre of Golcar. The accommodation comprises: entrance hall, lounge, dining kitchen, downstairs wc, landing, 3 bedrooms and bathroom. It features electric heating, wooden double glazed windows and quality modern fittings. Externally there are communal garden areas in front of the house and an allocated parking space. The property is offered for sale with no upper chain.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
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### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
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## Accommodation:

### GROUND FLOOR

#### Entrance Hall

With wooden entrance door to the front, tiled floor, electric heater and staircase to the first floor with low level lighting.



#### Lounge 13'6" x 14'7" (10'11" min)

With window to the front, partly exposed stone to one wall, 2 electric heaters and built in cupboard with hot water cylinder.



#### Dining Kitchen 16'8" x 7'11"

Featuring a good range of base units and wall cupboards with laminated work surfaces, integrated oven, electric hob with extractor over, fridge, washing machine and dishwasher, 2 windows to the rear and electric heater.



**Downstairs WC**      **6'1" x 3'3"**  
With low flush wc, pedestal washbasin, inset spotlights to the ceiling and extractor.



**Bedroom 1**      **14'4" x 8'10" (6'9" min)**  
A double bedroom with window to the front and electric heater.

## FIRST FLOOR



**Landing**  
With loft access.



**Bedroom 2**      **10'4" x 8'**  
Another double bedroom with window to the rear and electric heater.



**Bedroom 1**



**Bedroom 3**      **7'6" x 10'6" (5'4" min)**  
A single bedroom with window to the front and electric heater.



**Bathroom 8' x 6'**

With modern three piece suite in white comprising low flush wc, wall hung washbasin, bath with shower over, fully tiled walls, shaver point, heated towel rail, tiled floor, fully tiled walls, obscure glazed window to the rear and inset spotlights to the ceiling.



**OUTSIDE**

The property is set within communal grounds where there is a garden area in front and a parking space nearby (number 22). Further visitors parking spaces are available towards the entrance to the development.



**Tenure**

The property is Leasehold on the remainder of a 999 year lease. It forms the top 2 floors of the building, the lower ground floor is a single storey underdwelling beneath this and the adjacent cottage.

**Term:** 999 years (less 10 days) from 1 January 1865.

**Service charge:** For period 1st Jan to 31 Dec 2024: £1,619.74.

**Ground Rent:** £150

# 44 Heritage Mills, Brook Lane, Golcar, Huddersfield, HD7 4HG

## Regulations

A list of regulations relating to the property (as an extract from the title information) is available on request from our office.

## Additional Information

Energy rating 34 (Band F). Council tax band B. our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and mobile phone coverage is limited.

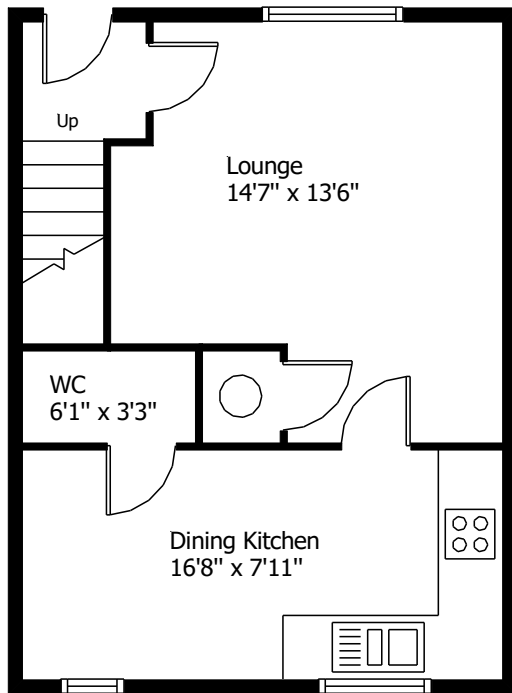
## Viewing

By appointment with Wm Sykes & Son.

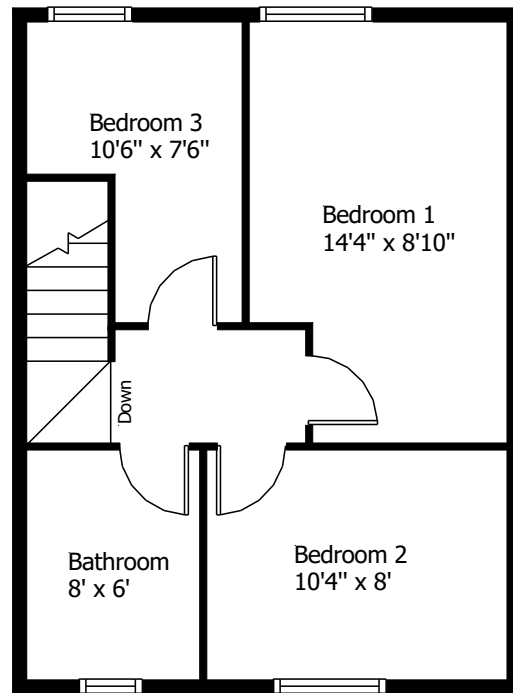
## Location

Head up Scar Lane towards the centre of Golcar, then turn left onto James Street (by the Junction 1 bar). Continue along this road, it eventually becomes Brook Lane. Heritage Mills will be found on the right. Viewers are advised to park up in the visitors spaces near the entrance then proceed on foot to the house which is found at the rear of the main mill building.

## 44 Heritage Mills, Brook Lane, Slaithwaite



Ground Floor



First Floor

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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