



## 5 Green Lane Mill, Holmfirth

Enjoying a prime position within this recently converted textile mill, this apartment is located on the upper ground floor with windows enjoying views over the fields at the rear. Its benefits from a picturesque setting yet is located approximately 1 mile from the centre of Holmfirth. The accommodation comprises: entrance hall, open plan living / dining / kitchen, 2 double bedrooms, en-suite and bathroom. It is presented to an excellent modern standard with contemporary fittings, electric heating and uPVC double glazing. There is an allocated parking space within the courtyard in front of the property and a bike store beneath within the cellar of the building.

### Holmfirth

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

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### Slaithwaite

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

## Communal Entrance

Number 5 is to be found on the upper ground floor and shares an entrance with the other properties on this floor and the one above. The glazed entrance door is activated by a keypad entry system and can also be opened via an intercom within the apartment.

## Hallway

The apartments entrance door leads into a spacious hallway with recessed cupboard housing the hot water cylinder.



## Living / Dining / Kitchen 24' x 10'4"

A generous open plan space which benefits from windows to the rear of the building enjoying the views, laminated wood flooring, inset spotlights to the ceiling and a programable electric heater. The kitchen area features a range of fitted base units and wall cupboards with laminated worksurfaces, integrated double oven, hob, fridge freezer, microwave, laminated worksurfaces and tiled splashbacks. The kitchen also features a window to the side enjoying the views and tall window to the rear.



**Bedroom 1**  
**10'6" x 11' plus entrance area**

A double bedroom with window to the rear enjoying the views, inset spotlights to the ceiling and electric heater.



**En-suite**  
**5'3" x 6'7"**

With three piece suite in white comprising low flush wc, wall hung washbasin and shower cubicle with overhead and rinse shower, tiled floor, tiled splashbacks, heated towel rail, inset spotlights and extractor fan.



**Bedroom 2**  
**13'2" x 10'7" overall**

A larger double bedroom with window to the rear, inset spotlights to the ceiling and electric heater.



**Bathroom**  
**7'9" x 5'4" overall**

With three piece suite in white comprising low flush wc, wall hung washbasin and bath, tiled floor, tiled splashbacks, inset spotlights to the ceiling, heated towel rail and extractor.

**Service Charge**

The service charge is currently £1500 per annum.

**Tenure**

The property is leasehold on a 250 year lease. The ground rent is £250 per annum.

**Viewing**

By appointment with Wm Sykes & Son.

**Location**

Head out of Holmfirth on the B6116 Dunford Road as if heading towards Hade Edge. After approximately half a mile turn right onto Washpit New Road. Continue along here to the junction with Green Lane where you will find the property on the left hand side.



# 5 Green Lane Mill, Green Lane, Holmfirth, HD9 2AY

## OUTSIDE

There is an allocated parking space within the car park at the front of the building. Communal grounds surround the building and include a bin compound, seating areas to the front and rear of the building and bike storage within the basement of the building.

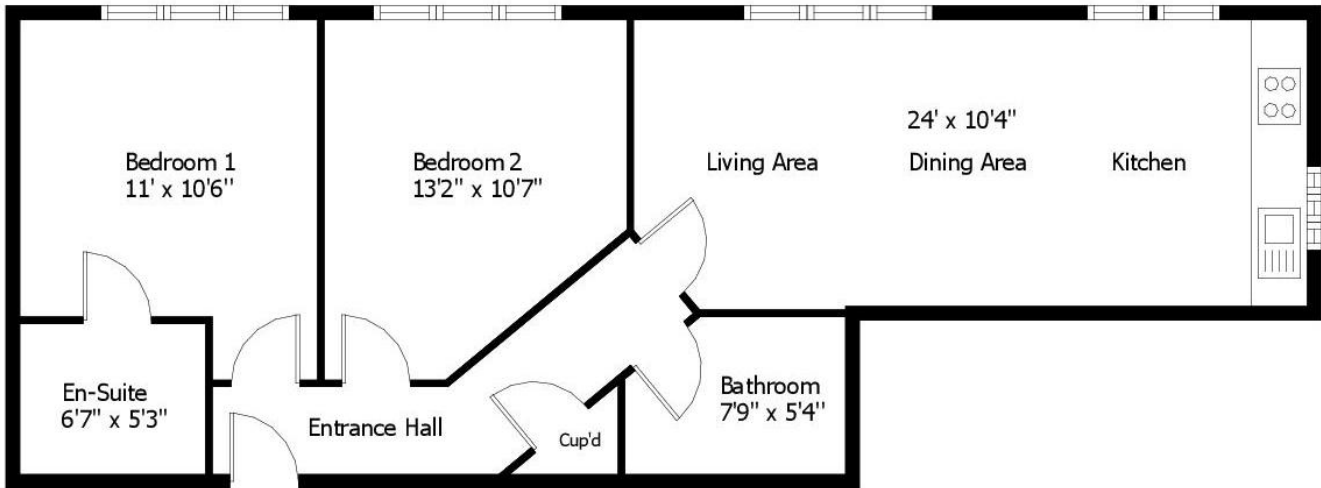
## Additional Information

Energy rating 60 (Band D). Council Tax band B. Our online checks show that full fibre broadband (Fibre to the Cabinet FTTC) is available and mobile coverage is limited.

## Please note:

Photographs were taken June 2023

## 5 Green Lane Mill, Green Lane, Holmfirth



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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