Wm Sykes & SON EST. 1866

Offers in the region of
£85,000

# Apartment 301 Parkwood Mill, Stoney Lane, Longwood

This 1 bedroom third floor apartment occupies a favoured corner position, and is ideal for a single person, couple, or a buy-to-let investor. This nicely presented unit has views to two elevations, electric storage heaters, and double-glazed units. The Parkwood Mill conversions have been well planned and thought out combining original mill features with modern conveniences, fixtures and fittings. The building has a smart entrance area, lift to all floors, and the internal walkways and corridors are well maintained. The development is accessed through secure entrance gates with coded entry system which then allows you to drive round to your own allocated parking space.

**Holmfirth**
38 Huddersfield Road,
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01484 683 543
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**Slaithwaite**
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
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## Once Inside Apartment 301 the Accommodation Briefly Comprises:-

### Entrance Hallway

With wall mounted intercom entry phone, recessed shelving, and access to a walk-in storeroom which houses the hot water tank. The hallway is finished with wood effect flooring.

### Open Plan Living & Kitchen Areas

# Apartment 301 Parkwood Mills, Stoney Lane, Longwood, Huddersfield, HD3 4ZQ

**Open Plan Living & Kitchen Areas** **22'11" x 12'6"**

This is actually quite a good size with three large windows offering views to two elevations, feature exposed stonework walls, ample lounge & dining space and then a kitchenette fitted with a range of modern high gloss finish wall and base units having work surfaces over incorporating a stainless steel sink with mixer tap, 4-ring ceramic hob, electric oven/grill, integrated washing machine, fridge/freezer, and slimline dishwasher. There are tiled splashbacks, wood effect flooring, and display shelves.

**Bedroom** **16'5" x 9'0"**

A well proportioned bedroom having fitted wardrobes, dressing table with drawers, feature exposed stone wall to the window elevation, and views right down the valley towards Castle Hill.

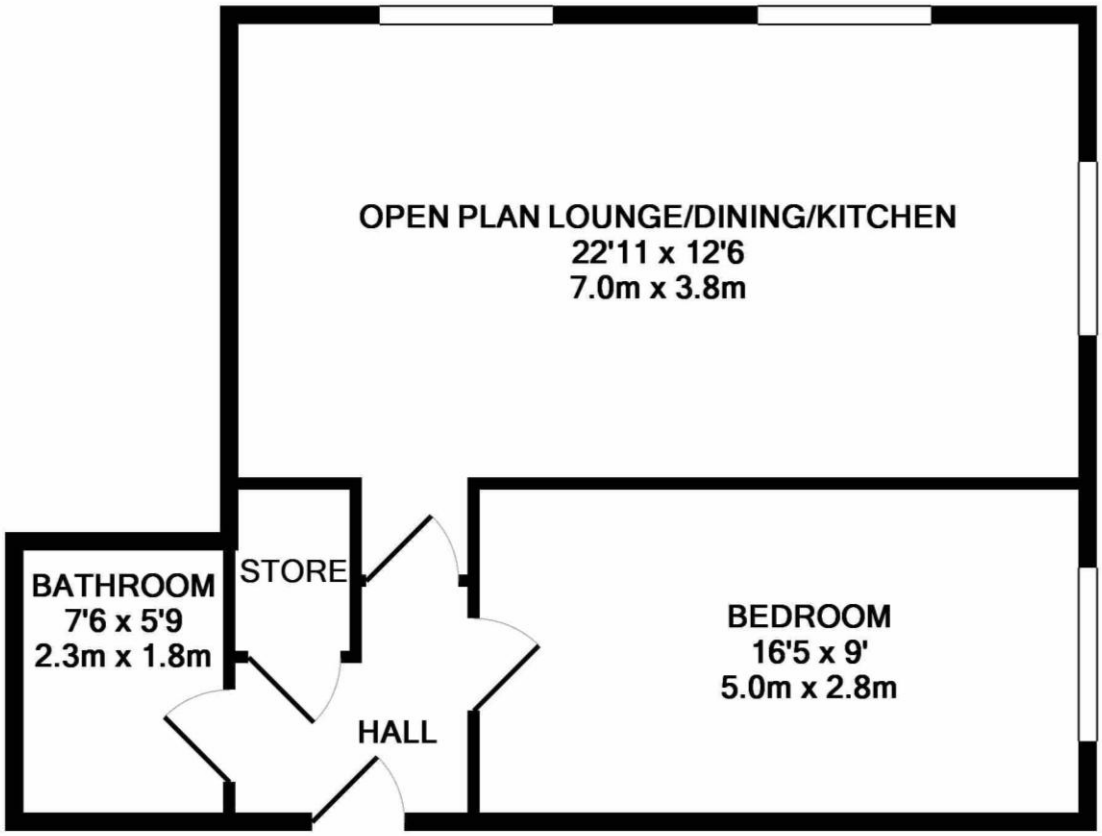
**Bathroom** **7'6" x 5'9"**

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, and panelled bath with shower and screen over. There are part tiled walls, tiled floor, a ladder style radiator/towel warmer, and extractor unit.

## Viewing
By appointment with Wm. Sykes & Son.

## Location
Once in Milnsbridge, follow the one way system round onto Market Street and just after passing under the railway viaduct, turn left onto Dale Street. Continue to follow the road up the hill and bear right onto Grove Street where the visitor car park serving the development will soon be found on the left – park here and walk across to the entrance of Parkwood Mill where a member of our staff will meet you and take you up to the apartment.

## Additional Information
- Council Tax – Band A (£1,541.45 2025/26)
- Tenure – Leasehold
- EPC Rating – 85 (Band B)
- Utilities:-
    - Electricity - mains
    - Water – mains
    - Drainage - mains
    - Gas – none
    - Heating – electric storage heaters
    - Broadband & Mobile Phone – The 'Ofcom' on-line checker shows a range of broadband services, including 'Ultrafast', are available in this area and mobile coverage at the property is offered by several providers.




Measurements are approximate. Not to scale. Illustrative purposes only
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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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