



574 Titanic Mill, Linthwaite

Accessed via lift or staircase from the communal entrance hall, a corridor then leads on to this 1 bedroomed duplex apartment which is located on the top floor of this iconic Grade II listed waterside mill conversion. The current owner/occupier has just recently had the kitchen revamped and redecorated throughout so this apartment is all ready to move into. The accommodation is laid out over two levels and briefly comprises entrance hall, bathroom, and a large open plan living, dining and kitchen with access out onto a balcony. A staircase takes you up to a spacious bedroom which has access through the clothes hanging area to a fair-sized storeroom. It enjoys delightful views across the valley towards Wellhouse. This apartment comes with a parking space within the gated resident's car park. Titanic 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 perhaps take the canal towpath if you fancy a pleasant walk. This is also an excellent base for those who commute as there is a train station in nearby Slaithwaite, an excellent bus service on Manchester Road, and good access up to the M62 at Junctions 23 & 24.

Holmfirth

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Slaithwaite

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Accommodation:

Once inside the building, take the lift or stairs up to the fifth floor and the secured internal corridor will lead on to the apartment. Your own entrance door then opens into:-



Hall

With wall mounted intercom handset, wood effect flooring, and door gives way to the staircase that takes you up to the bedroom.



Bathroom

5'6" x 7'10"

Fitted with a white suite comprising a panelled bath with shower and screen over, circular wash basin on a glass and steel stand with mirror, light and shaver socket over, and a back-to-wall w.c. There is a ladder style radiator/towel warmer, inset ceiling spotlights, and tiled walls and floor.



Open Plan Living, Dining & Kitchen

11'5" x 20'1"

A great living space with a light and airy feel having large windows to the front reaching up to full height offering delightful views across the valley and incorporate a glazed door leading out to the balcony which provides space to sit out. This spacious room has wood effect flooring and is then open to the just recently revamped kitchen which has a range of wall and base units with ample work surfaces incorporating a stainless steel circular sink and drainer with mixer tap over, 4-zone induction hob with tiled splashback and extractor hood over, electric oven/grill, integrated fridge and freezer, slimline dishwasher, and a washer/dryer. The kitchen area also has inset ceiling spotlights.

Mezzanine Level



Bedroom

11'5" x 14'6"

A spacious double bedroom which feels light and airy being open to the roof pitch and having 2 large velux roof windows. There are beams, and a pair of doors open to a lengthy hanging area, and a reduced height opening gives access through to a spacious, full height, storage room which houses the hot water tank, consumer unit, heating controls, etc.



Viewing

By appointment with Wm. Sykes & Son.

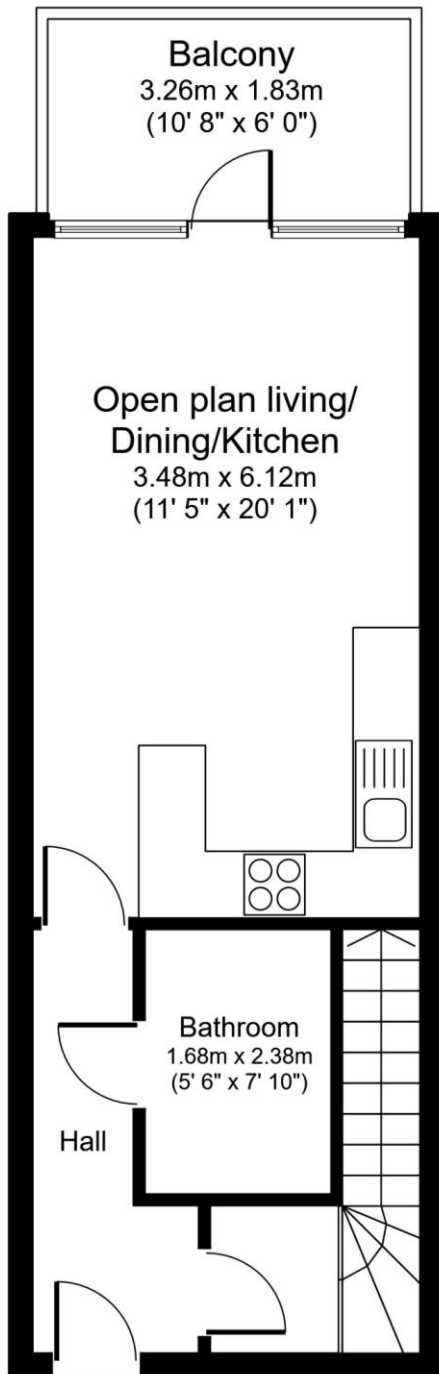
Location

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 right hand side. The entrance door is the one to the right of the spa.

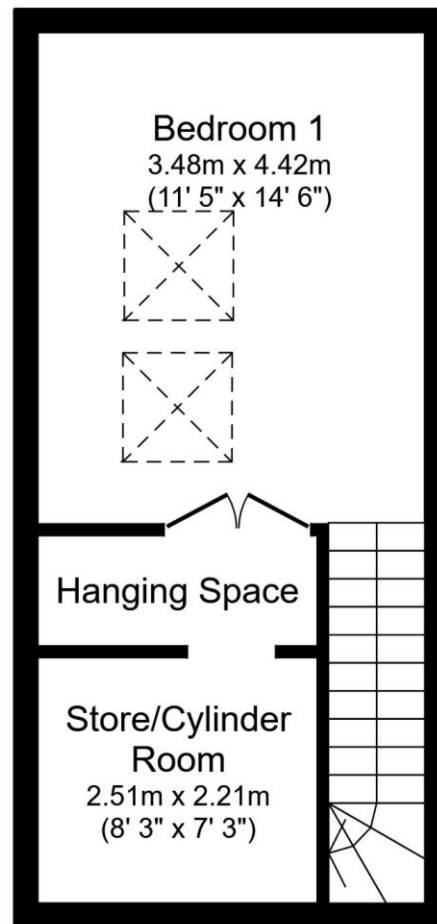
Additional Information

- Council Tax – Band A (£1,541.45 – 2025/26)
- Tenure – Leasehold on the remainder of a 999-year lease from 2004.
- Service Charge – The current owner pays £156pcm which covers the cost of ongoing management and maintenance of the building, lifts, cleaning and lighting of communal areas, window cleaning, and building insurance.
- 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 a range of broadband services, including ‘Ultrafast’, are available in this area and mobile coverage at the property is offered by several providers.

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Lower Level



Upper Level

Floor plans are for identification purposes only.
All measurements are approximate.

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