Wm Sykes & SON EST. 1866

Offers in the region of

£150,000

Apartment 12 Lee Mills, Scholes

A superb opportunity to purchase this well-appointed second floor apartment which sits within this modern purpose-built apartment block. It benefits from lift access from the communal hall and also has an external balcony which enjoys pleasant views. The accommodation comprises: entrance hall, open plan living / dining area and kitchen, 2 double bedrooms and jack & jill bathroom. It has electric underfloor heating, uPVC double glazing and quality modern fittings throughout. There is an allocated parking space in the courtyard to the front, additional visitors parking and an external cycle store and further external storage lockers. The property enjoys a convenient location close to the village amenities and is in easy reach of beautiful countryside.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
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Slaithwaite
Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
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Accommodation

Communal Entrance
On the ground floor of the building there is a spacious communal entrance hall with intercom entry system and access to the first floor via lift or stairs. Here there is open space, a sofa and throughout the landing areas there are plants and a high degree of natural light.

Apartment Entrance Hallway
The hallway has storage off, including one of the three cupboards has plumbing to an automatic washing machine. Here there are inset spotlights to the ceiling and a loft access point.

Loft
Good height, boarded out loft space with lighting making a very useful storage area.

Kitchen Area **10' 10" x 6' 7"**

The kitchen area has units to the high and low level with an integral fridge freezer, integral electric oven and electric hob over with extractor fan. There is a one and half bowl stainless steel sink unit with mixer tap over, appropriate tiled splashbacks and an integral microwave as well.

Open Plan Living Space **14' 8" x 12' 6" max**

The living area is carpeted and has double-glazed full height French doors which give access to the property's balcony and offers particularly impressive for reaching views. The lounge area is open to ceiling height with a Velux window.

Bedroom 1 **14' 10" x 8' 8"**

This double bedroom has double-glazed window offering views similar to that offered by the living space. From here there is a sliding door which gives access through to the bathroom which also has a door through to the entrance hall in Jack and Jill style.

Apartment 12, Lee Mills, St George's Road, Scholes, HD9 3UP

Bathroom **8' 8" x 6' 6" max**

The suite comprises of a three-piece suite, including concealed flush WC, hand wash basin and bath with electric shower over. Here there are inset spotlights to the ceiling, extractor fan, tiled floor, tiling to ceiling height around the bath and tiled to half height in the main.

Bedroom 2 **11' 3" x 7' 3" max**

The room has a double-glazed window offering similarly impressive views. Whilst smaller the bedroom one it is still adequate to take a double bed.

OUTSIDE

The property has an allocated parking space which can be seen with a number 12 which is located below the property's balcony.

Tenure

The property is Leasehold - subject to a 999 year lease from 2006 with a ground rent of £150 pa and service charge of £1865pa.

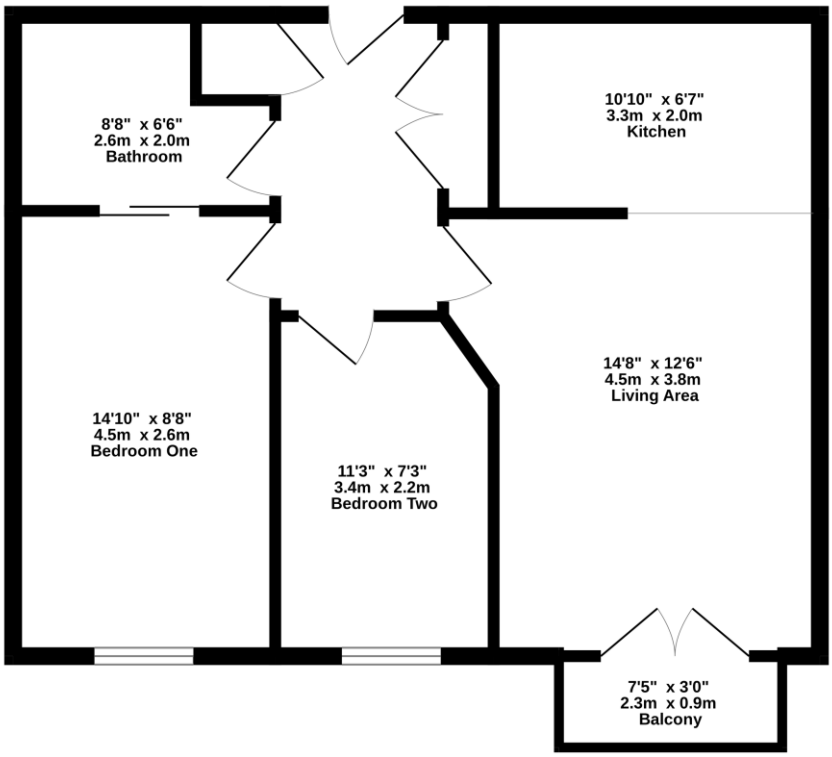
Additional Information
The property is Leasehold; Energy rating 62 (Band D); Council tax band B.

Our online checks show that Fibre to the Cabinet (FTTC) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

Viewing
By appointment with Wm Sykes & Son.

Directions:
Take the A635 road out of Holmfirth to New Mill and veer right on the A616. Follow this road for approximately 1 ½ miles and turn right down Bank Street, a short distance before the Red Lion public house. At the crossroads at the bottom of the hill turn right up Scholes Road. Follow this road along up to the top of the hill and round the corner. Lee Mills will be found on the left-hand side.

PENTHOUSE
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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