



24 Wildspur Mills, New Mill

Wildpur Mills is a historic textile mill conversion in New Mill, that is situated within approximately 20 acres of private woodland. The development features a mix of apartments and houses set in a picturesque valley with a large mill pond and a passing river. No. 24 is a beautiful split-level mews house with spacious and striking accommodation that can only be fully appreciated by an internal inspection. With an open plan living space at twenty-five feet long, two bathrooms and a large music/cinema room/gym on the ground floor, the property offers flexibility all set within an appealing highly regarded setting. The accommodation briefly comprises: entrance hall, utility, cinema room/music room/gym, open plan living dining kitchen, two bedrooms, bathroom and en-suite. There is an integral garage, parking, gardens and visitor parking for Wildspur Mills as well. The location speaks for itself and viewing comes highly recommended.

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Accommodation

GROUND FLOOR



Entrance Hallway

Access is gained via a hardwood front door, with a window unit above, to a good-sized entrance hallway which has stairs rising to the first-floor landing. There is a central heating radiator, timber flooring runs throughout, useful under stairs storage and a door opens to the rear room.



Music/Cinema Room/Gym

15' 4" x 14' 6" max

This generous room offers a variety of uses, potentially suitable for the use as a cinema room/home gym, studio and much more. It should be noted that whilst there isn't a window there is an external air source. Rooms of this nature have been used as occasional bedrooms in similar properties. The room has wooden flooring throughout; central heating radiator and a door is accessed through to the property's integral garage.



Utility Area

The utility has units to the high and low level with a stainless-steel sink unit with mixer tap over. There is plumbing for an automatic washing machine, appropriate tiled splashback and a step rises to the rear room.

FIRST FLOOR



Landing

The first-floor landing area has particularly generous storage cupboards. One houses the property's hot water tank and there is additional storage to the side. Here stairs rise to the second floor. There are inset spotlights to the ceiling and doors lead off.



Bathroom

7' 4" x 6' 3" max

Comprising of a three-piece suite in white including a concealed flush WC, wash basin and bath with shower over. The room is tiled in the main to half height with ceiling height tiling around the bath, there is an obscure double-glazed window, towel rail style radiator, inset spotlights to the ceiling, extractor fan and tiled flooring.

SECOND FLOOR

Landing

The landing enjoys a high degree of natural light courtesy of a high-level Velux style window. Stairs rise to the second half landing height where there is a loft access point and access to the further bedroom. Here a door gives access through to the main living space.



Bedroom 2

12' 1" x 9' 11" max

This double bedroom has a double-glazed window and central heating radiator.



Open Plan Living Space



Open Plan Living Space

This particularly impressive room boasts a high degree of natural light courtesy of two Velux windows, a circular double-glazed window and twin glazed French doors, which enjoy views of the property's rear garden. The room is open to the roof height and creates a great airy and light feel. The kitchen area is open plan to the living area and there are units to the high and low level with a one and a half bowl sink with mixer tap over, integral dishwasher and a freestanding electric oven, which will be included the sale, with an extractor hood over.

20' 6" x 16' 8"



Bedroom 1

16' 10" x 12' 3" max

This double bedroom has a Velux style window to the ceiling and a double-glazed circular window and a high ceiling line open to roof height. Here there is a central heating radiator, and a door gives access through to the en-suite.

En-suite

8' 10" x 5' 4"

The en-suite comprises of a hand wash basin, concealed flush WC and generous sized walk-in shower cubicle. There are inset spotlights to the ceiling, towel rail style radiator, high level Velux style window, appropriate tiled splashback and tiled floor.

Garage

18' 2" x 9' 2"

This integral garage has a single up and over door and a rear access door into the rear room. There is power and lighting.

OUTSIDE



Front

To the front there is a block set drive suitable for the parking of one car and the path leads to the front door. Here there is a gravel area suitable for pots, and a small garden to the side with some established planting. There is an outside store which is home to the property's gas fired central heating boiler.



Rear

Through the French doors, there is a good sized deck area suitable for outside seating and entertainment space, and three steps down to a further good sized paved area which offers additional seating. The boundaries are fenced and there is some established planting.

Maintenance Charges

The vendor has advised us that there is a quarterly maintenance charge of £104.30.

Additional Information

The property is Freehold; Energy rating 75 (Band C); Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband is currently being built in the area, and mobile coverage is predicted to be good outdoors with a range of suppliers.

Viewing

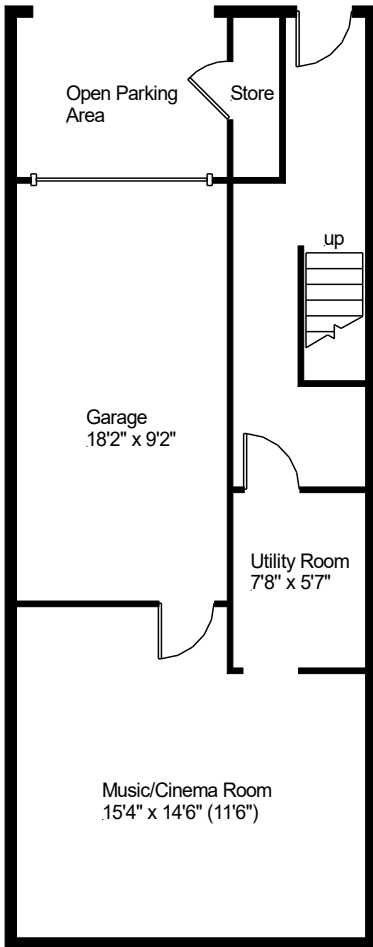
By appointment with Wm. Sykes & Son.

Directions

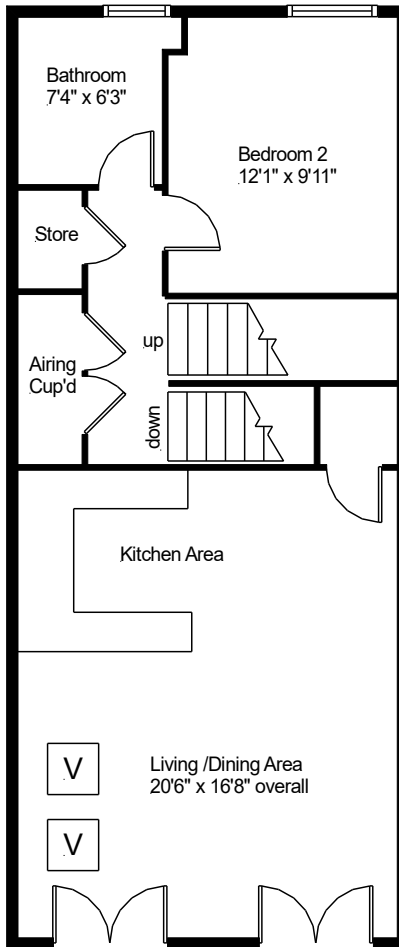
Wildspur Mills can be found off the Sheffield Road out of New Mill centre. As you enter down into the scheme there is visitor parking on the right. No 24 can be found by walking down and through the neighbouring properties ahead on the right.

24 Wildspur Mills

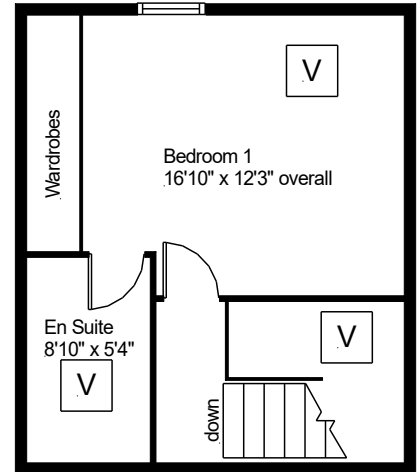
Lower Middle Floor



Ground Floor



Upper Middle Floor



Second Floor

This floor plan is for illustrative purposes only and may not be to scale.
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