



7 Wildspur Mills, New mill

A beautifully appointed ground and first floor duplex apartment situated within this well-established historic mill conversion. The mill occupies a stunning location within a picturesque, wooded valley and is set within approximately 19 acres of grounds. The accommodation comprises: entrance hall, bathroom, open plan living dining kitchen area on the first floor, two double bedrooms and en-suite shower room. The apartment is finished to a high standard throughout, with high quality contemporary fixtures and fittings and a full complement of integrated appliances in the kitchen, and lots of exposed stonework and features. There is an allocated parking space with the property and additional visitors parking within the grounds.

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Accommodation

GROUND FLOOR

Communal Entrance Hall

Wildspur Mill has a communal entrance hallway which has a multitude of exposed stonework on display as well as a stone spiral staircase going up to the upper floors, there is a lift which also gives access to all the floors and the communal hallway leads through to the doors giving access to numbers 5, 6 and 7.



Entrance Hall

This appealing space has a spiral staircase rising to the first floor living accommodation, there is a timber effect floor, storage cupboard which houses the property's boiler and here doors lead off to both bedrooms and the bathroom. The hall is home to the ground floor telephone entry system.



Bedroom 1 **15' 7" x 9' 6" max**

This good size double bedroom has twin double glazed windows, inset spotlights to the ceiling, wall mounted electric heaters and doors lead off to the en-suite.



En-Suite **5' 6" x 5' 4" max**

Here the ensuite comprises of a three-piece suite including hand wash basin, concealed flush WC and walk-up shower cubicle. The room is an interesting shape with part curved wall, extractor fan, inset spotlights to the ceiling and heated towel rail style radiator. The en-suite has a tiled floor, is tiled in the main to half height with the exception of the shower area where it is tiled to ceiling heat.



Bedroom 2 **11' 2" x 9' 1"**

Another double bedroom. With exposed stonework to one wall and a double-glazed window and wall mounted electric heater.



Bathroom **6'8" x 6'7"**

The bathroom comprises of a three piece suite in white including a concealed flush WC, hand wash basin and bath with shower over. The bathroom has inset spotlights to the ceiling, extractor fan, heated towel rail style radiator and tiled in the main to half height with full height tiling around the bath and a tiled floor.



FIRST FLOOR

The spiral staircase rises to the first living accommodation.



Kitchen Area **18' 8" x 5' 4" max**

Open to the living area, the kitchen has units to the high and low level with a one and half bowl stainless steel sink unit with mixer tap over, there is plumbing for an automatic washing machine, integral dishwasher, fridge freezer and integral electric oven, with electric hob and filtration hood over. There are tiled splashback and inset spotlights to the ceiling.



Open Plan Living Dining Area





Open Plan Living Dining Area

27' 1" x 16' 7" max

The dining area demonstrates that it can host a good-sized dining table and enjoys spotlights to the ceiling, as does the living area. Here the hardwood flooring continues from the kitchen before the carpeting starts in the living area. To one wall is exposed stonework and three double glazed windows. The living/lounge area is a good size and offers features and the video entry system.

7 Wildspur Mill, New Mill, Holmfirth, HD9 7BA



OUTSIDE

The property is set within communal grounds amounting to approximately 19 acres featuring a picturesque mill pond surrounded by mature woodland with a river running through it. The property has an allocated parking space with further parking available in the communal car park.

Tenure

The property is leasehold and held on a term of 999 years from 1 January 2004. The current maintenance/service charge is reported to us by the vendor at £770 per quarter. We understand that this includes any ground rent payment.

Additional Information

The property is Leasehold; Energy rating 59 (Band D); Council tax band C.

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

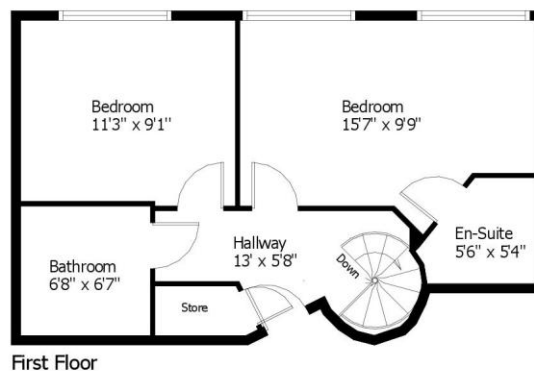
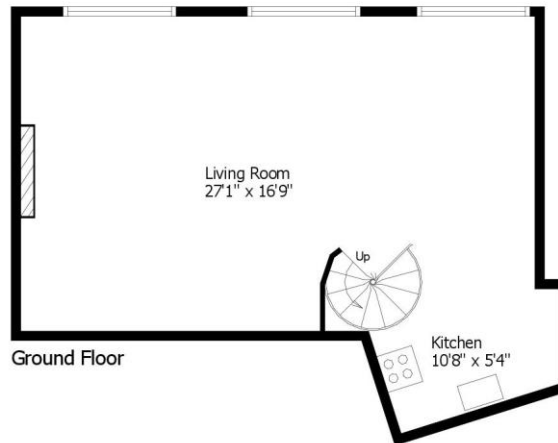
Viewing

By appointment with Wm Sykes & Son.

Location

From the junction in the centre of New Mill head along the A616 Sheffield Road for approximately 1/3 mile. Turn right off here to Wildspur Mills. Visitor parking is on the right. The property is located in the centre of the development.

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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. No responsibility can be accepted in respect of this information by "Plan-It Design".

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