



33 Victoria Mills, Holmfirth

A spacious third floor two-bedroom apartment in the much-admired Victoria Mills development that sits within half a mile of Holmfirth centre, neighboured by complimentary properties and with appealing views from the property's balcony. Offered for sale with no upper chain, the apartment's accommodation briefly comprises: entrance hallway, open plan living/dining/kitchen (over 18 feet square), two double bedrooms, en-suite, bathroom, storage and balcony. Setting itself aside from some of the other apartments in the block, no. 33 has a garage and good-sized store at the rear of the garage. The communal entrance hallways offer timbers and glass giving an impressive first impression to the building. With double-glazing, heating, telephone entry and much more. Internal inspection is highly recommended.

Holmfirth

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Accommodation



Communal Hallways

Glazed doors give access through to the lobby where there are post boxes allocated to each of the apartment owners and further glazed doors with side windows give access to the ground floor entrance lobby. Here there is a lift which gives access to all floors and stairs rise. There is exposed timber, stainless steel and glass and wall mounted heaters. No.33 is on the third floor.

Entrance Hallway

A welcoming first impression to this good-sized entrance hallway with a double width storage cupboard, loft access point, alarm keypad, telephone entry system, inset spotlights to the ceiling and a large airing cupboard storage space.



Lounge/Dining/Kitchen Living Space 18' 6" x 18' overall max

This light and airy room gives a particularly welcoming feel with double-glazed windows to the side and rear, allowing views over neighbouring rooftops to the fields beyond. There is further glazing to the side, with a full height glazed door giving access to the balcony. The living space has two electric wall mounted heaters and there are inset spotlights to the ceiling. The kitchen area has units to the high and low level with a circular single bowl stainless steel sink unit with mixer tap over, there is plumbing for an automatic washing machine, integral dishwasher, fridge freezer, electric oven hob and filtration hood over. The large separating unit which houses the sink also offers a breakfast bar facility.



Lounge/Dining/Kitchen Living Space



Bedroom 1 12' 10" x 11' max

This double bedroom has a bank of built-in wardrobes, spotlights to the ceiling, wall mounted electric heater, double-glazed window and a door leads to the en-suite.



Bedroom 2 10' 10" x 10' 4" max

Another double bedroom with built-in wardrobes, inset spotlights to the ceiling, wall mounted electric heater and double-glazed window.



En-Suite 7' 8" x 4' 10"

Comprising of a three-piece suite in white, including a hand wash basin, concealed flush WC and walk-in glazed shower. The en-suite has an extractor fan, inset spotlights to the ceiling, an obscure double-glazed window and a heated towel rail style radiator.



Bathroom 7' 8" x 6' 4"

Comprising of a three-piece suite including hand wash basin, concealed flush WC and bath with shower attachment. The bathroom is tiled to ceiling height as well as having a tiled floor, extractor fan, inset spotlights to the ceiling and a towel rail style radiator.



Bedroom 2

Garage & Parking

This apartment offers a single garage and parking space in front of which is clearly numbered number 33. The garage has a roller front door and there is power and lighting. Also at the rear of the garage is a good-sized storage cupboard which also has power and lighting.

Tenure

The property is Leasehold on the remainder of 150 year lease from 1st December 2005. The ground rent is £150 per annum and there is a service charge of £130 per month.

Additional Information

Energy rating 74 (Band C); Council tax band C.

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

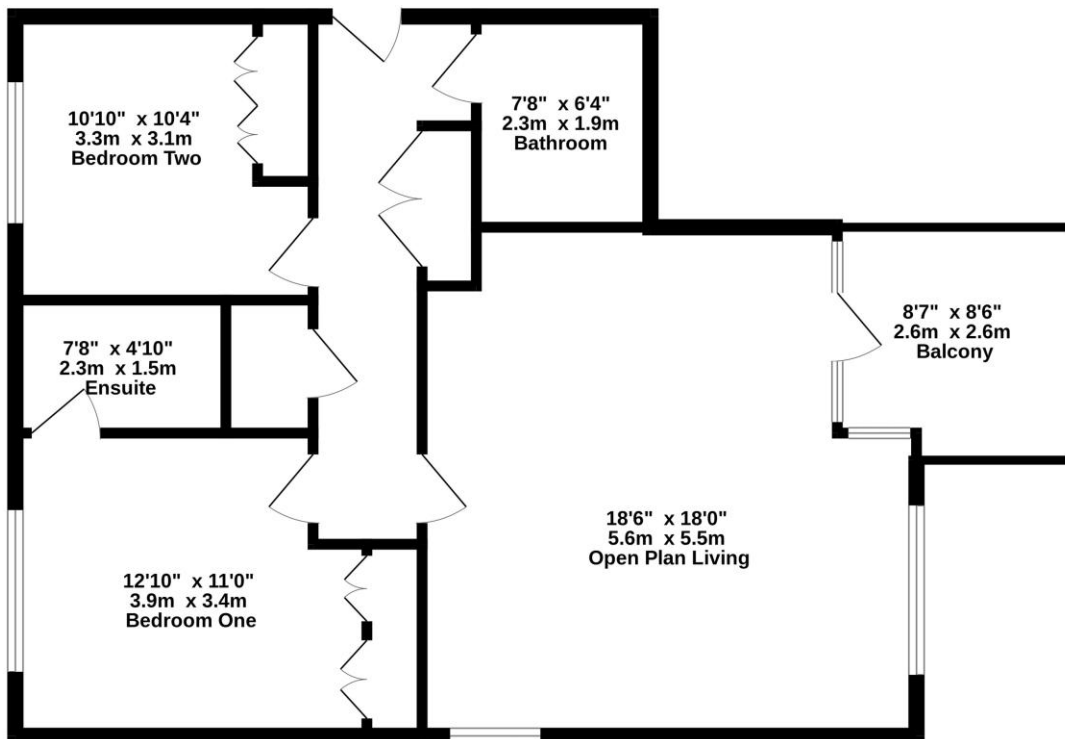
Viewing

By appointment with Wm. Sykes & Son.

Directions

From Holmfirth centre proceed along the Woodhead Road and after a short distance you will pass Finlay's Restaurant on the right and take the next left onto Victoria Mills. The apartment block is on the right-hand side.

THIRD FLOOR
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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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