



## 38 Wildspur Mills, New Mill

A superb opportunity to purchase this spacious second floor apartment with lift access in a highly sought after mill conversion. Its elevated position enjoys pleasant views over the development and its extensive grounds. The apartment comprises: entrance hall, large open plan living / dining / kitchen, 2 double bedrooms, bathroom and en-suite. It is well presented throughout with modern fittings and electric heating, with recently upgraded, energy efficient radiators in the living room and main bedroom, complimented by traditional exposed stonework and a wealth of natural light from its array of uPVC double glazed windows. There is an allocated parking space at the rear of the building and further visitors parking on site.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
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### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
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## Shared Entrance Hall

The property is accessed at ground floor level into a shared entrance hall via a solid oak door, with lift and stairs accessing every floor. There is an audio-visual intercom system with fob entry system.

## Entrance Hall

From the second floor landing area (which is shared with 3 other properties) there is a wooden entrance door into the private hallway. This features a cupboard housing the hot water boiler and provides access to each of the rooms.



Living Kitchen





### Living Kitchen

19'4" x 15'8" (20' max)

The living area features exposed stonework to 1 wall along the rear elevation where there is a window and glazed double doors to a "Juliette" balcony. A further window to the side provides additional natural light and there is engineered wood flooring, inset spotlights to the ceiling and 2 electric heaters.

The kitchen area is fitted with an excellent range of fitted units with granite worksurfaces, 1 1/2 stainless steel sink unit with mixer tap, integrated oven, electric hob with extractor over, fridge, freezer, washing machine and dishwasher.



**Bedroom 1** **16'10" x 11'10"**  
 A large double bedroom with exposed stonework and 2 windows to the rear elevation, enjoying the views, electric heater.



**Bedroom 2** **11'4" x 9'10"**  
 Another double bedroom with exposed stone wall and window to the rear, fitted wardrobes and electric heater.



**En-suite** **6'6" x 5'8"**  
 With three piece fitted suite comprising low level w.c with push button flush, a wash hand basin with chrome mixer tap and a corner step-in shower cubicle with thermostatic shower. There are part tiled walls, tiled flooring, a heated towel rail, inset spotlights to the ceiling and an extractor fan.



**Bathroom** **7' x 6'6"**  
 The house bathroom has a white suite comprising of inset bath with tiled surround with thermostatic shower over with adjoining shower guard, low level w.c with hidden cistern and push button flush and a wash hand basin with chrome mixer tap. There are part tiled walls, tiled flooring, chrome heated towel rail, inset spotlighting to the ceilings and extractor fan.

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



OUTSIDE

TRUSTED FOR GENERATIONS

## Parking

There is an allocated parking space round the rear of the building. Additional parking will be found in the visitor's car park.

## Communal Grounds

The development is set with in approximately 19 acres of grounds woodland with a picturesque mill pond.

## Tenure

Shared Freehold. The property is leasehold on the remainder of a 999 year lease. Each property within the development owns a joint share of the Freehold and the owners have agreed not to charge ground rent.

## Service Charge

The property is subject to an annual maintenance charge of £2775.36, contributing to the insurance of the building and communal grounds.

## Additional Information

Energy rating 55 (Band D); Council tax band C.

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.

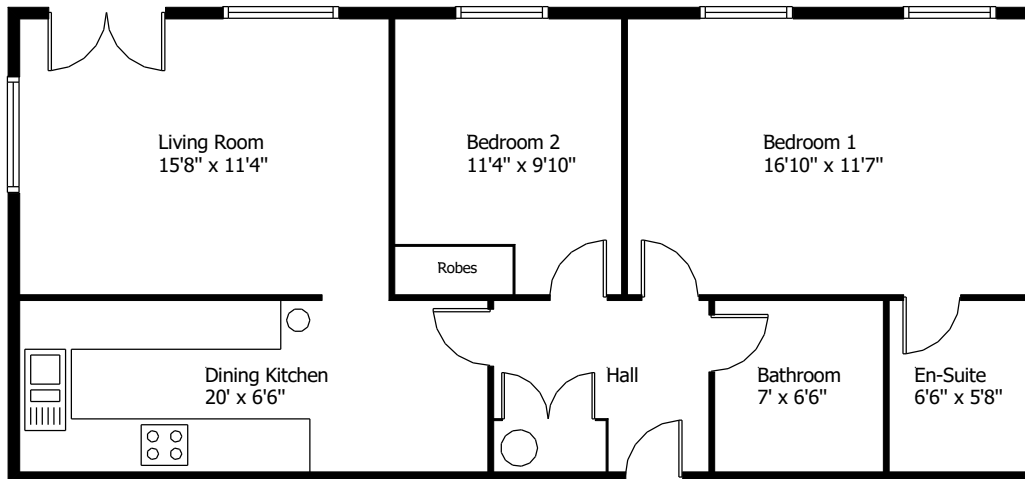
## Viewing

By appointment with Wm. Sykes & Son.

## 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. The property is located Mill 2 at the centre of the development on the right hand side.

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The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.  
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