



## The Woolery, 9 Green Lane Mill, Holmfirth

This beautifully appointed apartment enjoys a choice position on the top floor of this recently converted textile mill. The owners have operated it as a successful holiday let but are now looking to sell due to other work commitments. We can see that the property will appeal to investors and owner occupiers looking for a rural retreat. The property is entered through a communal hall with stairs leading up to the top floor landing. The accommodation comprises: entrance hall, open plan living / dining kitchen, 2 bedrooms, en-suite and bathroom. It benefits from electric heating, uPVC double glazing and modern fittings throughout. Externally, there is an allocated parking space for 1 vehicle. For sale with no upper chain.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
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### Slaithwaite

Britannia Mill, Britannia Road,  
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01484 847 700  
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## Fixtures and Fittings

The contents of the property such as furniture, TV, linen etc could be made available by separate negotiation, if the purchase would like to continue operating the property as a holiday let.

## Holiday Letting Information

Our client informs us that the property currently generates a turnover of circa £17,000 per annum with a combination of bookings through Air BnB and private bookings. It has been operated on a limited basis to remain comfortable for our clients to accommodate around their other commitments. We anticipate that a greater revenue and occupancy could be achieved by additional marketing.

## Viewing Availability

Please note that viewing dates may be restricted by holiday bookings.

## Accommodation:

### Communal Entrance

Number 9 is to be found on the first floor and shares an entrance with the other properties on this floor and the one below. The glazed entrance door is activated by a keypad entry system and can also be opened via an intercom within the apartment.



### Hallway

The apartments entrance door leads into a spacious hallway with recessed cupboard housing the hot water cylinder.



### Living / Dining / Kitchen



**Living / Dining / Kitchen**

**24'6" x 10'4" overall**

A generous open plan space which benefits from windows to the rear of the building enjoying the views, laminated wood flooring, inset spotlights to the ceiling and a programable electric heater. The kitchen area features a range of fitted base units and wall cupboards with laminated worksurfaces, integrated double oven, hob, fridge freezer, microwave, laminated worksurfaces and tiled splashbacks. The kitchen also features a window to the side enjoying the views and tall window to the rear.



**Bedroom 1**

A double bedroom with window to the rear enjoying the views, inset spotlights to the ceiling and electric heater.



**10'6" x 11' plus entrance area**



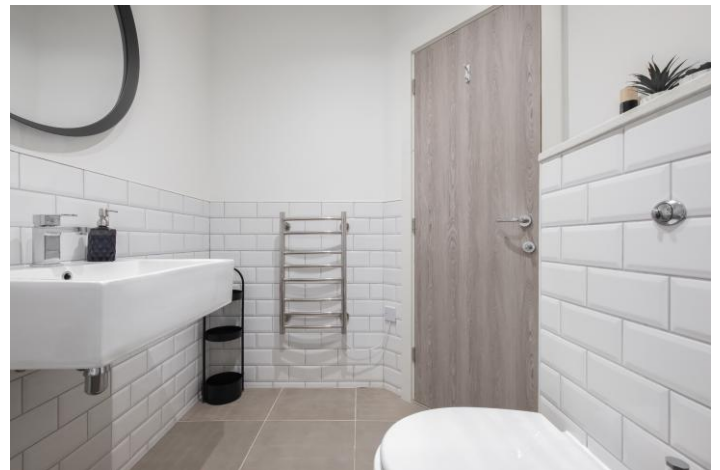
**En-suite** **5'3" x 6'7"**

With three piece suite in white comprising low flush wc, wall hung washbasin and shower cubicle with overhead and rinse shower, tiled floor, tiled splashbacks, heated towel rail, inset spotlights and extractor fan.



**Bedroom 2** **13'2" x 10'7" overall**

A larger double bedroom with window to the rear, inset spotlights to the ceiling and electric heater.



**Bathroom** **7'9" x 5'4" overall**

With three piece suite in white comprising low flush wc, wall hung washbasin and bath, tiled floor, tiled splashbacks, inset spotlights to the ceiling, heated towel rail and extractor.



### **OUTSIDE**

There is an allocated parking space within the car park at the front of the building. Communal grounds surround the building and include a bin compound and bike storage within the basement of the building.

### **Service Charge**

The current service charge is circa £1640 per annum (£410 quarterly). Note that this includes all water usage.

### **Tenure**

The property is leasehold on the remainder of a 250 year lease from 2020. The ground rent is £250 per annum.



## Outside

### Additional Information

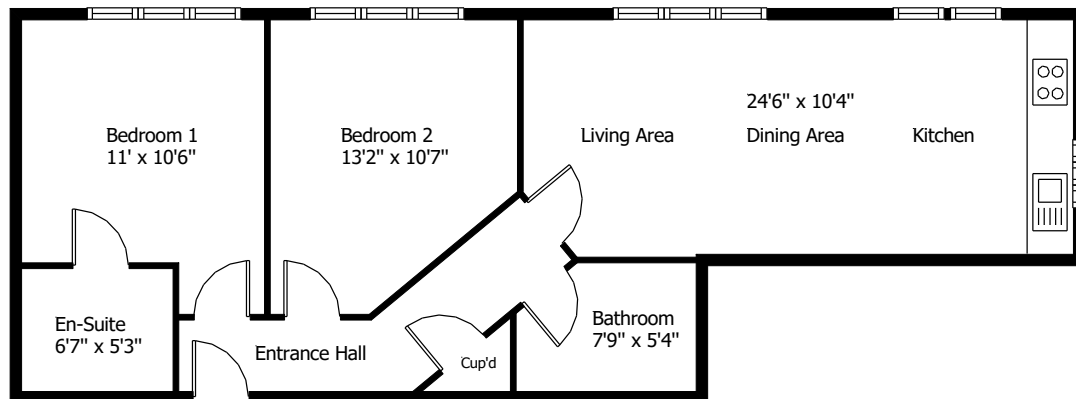
Energy rating 59 (Band D); Council tax band B.

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



## Outside

### 9 Green Lane Mill, Green Lane, Holmfirth



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.  
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## Viewing

By appointment with Wm Sykes & Son.

## Location

Head out of Holmfirth on the B6116 Dunford Road as if heading towards Hade Edge. After approximately half a mile turn right onto Washpit New Road. Continue along here to the junction with Green Lane where you will find the property on the left hand side.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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