



7 Green Lane Mill, Holmfirth

Green Lane Mill is an outstanding mill conversion to be found approximately 1 mile from the centre of Holmfirth with beautiful countryside on the doorstep. This property sits on the upper ground floor of the building with views to the front. The accommodation comprises: entrance hall, open plan living / dining / kitchen, 2 double bedrooms, en-suite and bathroom. It has electric heating and uPVC double glazing with modern fittings. There is an allocated parking space within the courtyard in front of the property and a bike store beneath within the cellar of the building.

Please Note

The internal photographs in these particulars were taken in 2021 prior to our current client purchasing the property.

Holmfirth

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Slaithwaite

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Accommodation:

Communal Entrance

Number 7 is to be found on the upper ground floor and shares an entrance with the other properties on this floor and the floor above. 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 hallway with laminated flooring and inset spotlights.



Living / Dining / Kitchen



Living / Dining / Kitchen

15'6" x 12'7"

An open plan living space with windows to the front 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 and tiled splashbacks.



Bedroom 1

10' x 8'6"

A double bedroom with window to the front enjoying the views, inset spotlights to the ceiling and electric heater. There is a recessed cupboard housing the hot water cylinder.

Apartment 7 Green Lane Mill, Holmfirth, HD9 2AY



En-suite 8'3" x 5'6"

With three piece suite in white comprising wall hung wc, semi-pedestal washbasin and shower cubicle, tiled floor, tiled splashbacks, inset spotlights to the ceiling and extractor.



Bedroom 2 9'11" x 8'6"

Another double bedroom with window to the front, inset spotlights to the ceiling and electric heater.



Bathroom 8'7" x 5'6"

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, seating areas to the front and rear of the building and bike storage within the basement of the building.

Service Charge

Currently £1700 per annum (£425 quarterly).

Tenure

The property is leasehold on a 250 year lease. The ground rent is £250 per annum.



Additional Information

Energy rating 49 (Band E); 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.

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.

7 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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