



30 Heritage Mills, Brook Lane, Golcar

This immaculately presented second floor apartment is located in the smaller 'East Mill' which sits alongside the adjoining field and woodland providing you with some lovely views from the lounge and bedroom 1. This is perfect for a young couple or great for someone retired looking for somewhere secure enough to lock up and forget about whilst you go travelling! A secured entrance hall gives access to a staircase which takes you up to the second floor apartment which briefly comprises hall, lounge, kitchen, 2 bedrooms (one with en suite shower room, and a bathroom. French doors within the lounge open to a Juliette balcony from which to take in your wonderful surroundings. It comes with an allocated parking space located in the main car park to the top side of the larger mill building where steps take you down to the entrance to the 'East Mill'. It is within walking distance of the village centre which offers a good range of shops, bars, and a regular bus service. For those who enjoy walking, there is nearby access to several public footpaths for you to explore further afield. It is only a short drive up to the M62 motorway at junctions 23 & 24.

Holmfirth

38 Huddersfield Road,
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01484 683 543
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Slaithwaite

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Accommodation:

A secured entrance hall gives access to the staircase which takes you up to the apartment at second floor level. The apartment's entrance door then opens to:-



Hall

With inset ceiling spotlights, and a wall mounted intercom handset/video screen connected to the front door entry system.



Lounge

15'2" x 13'9"

A light and airy lounge with an exposed stone feature wall, and a window and French doors both provide delightful woodland views to the rear of the building. An opening takes you through into:-



Kitchen

8'10" x 8'6"

Fitted with a range of natural wood fronted wall, drawer and base units complemented by granite worktops which incorporate a 1½ bowl stainless steel sink with mixer tap. There is a 4-ring ceramic hob with extractor hood and stainless steel splashback above, electric oven, integrated fridge/freezer, washing machine and dishwasher. There are tiled splashbacks, over counter enhancer lighting, window to the front, cupboard housing the hot water tank, and finished with wood effect flooring.



Bedroom 1

11'4" x 9'5"

A double bedroom with wall window offering woodland views to the rear.



En Suite Shower Room

9'0" x 4'8"

Fitted with a modern white suite comprising 'back-to-wall' low flush w.c., wash basin with mixer tap, and a corner shower cubicle with mains fed shower over. There is a shaver socket, tiled walls, granite shelf to 2 walls, inset ceiling spotlights, a ladder style radiator/towel warmer, and wood effect flooring.



Bedroom 2

9'4" (to robes) x 8'8"

Another double bedroom with window to the front of the building. This bedroom has fitted floor to ceiling wardrobes.



Bathroom

8'5" x 6'5"

Fitted with a modern white suite comprising panelled bath with mains shower and screen over, 'back-to-wall' low flush w.c. and wash basin with mixer tap. There are inset ceiling spotlights, granite shelf to 2 walls, shaver socket, tiled walls, ladder style radiator/towel warmer, and a frosted window to the front.

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OUTSIDE

There is an allocated parking space, visitor parking, and small gardened areas on the site.

Viewing

By appointment with Wm. Sykes & Son.

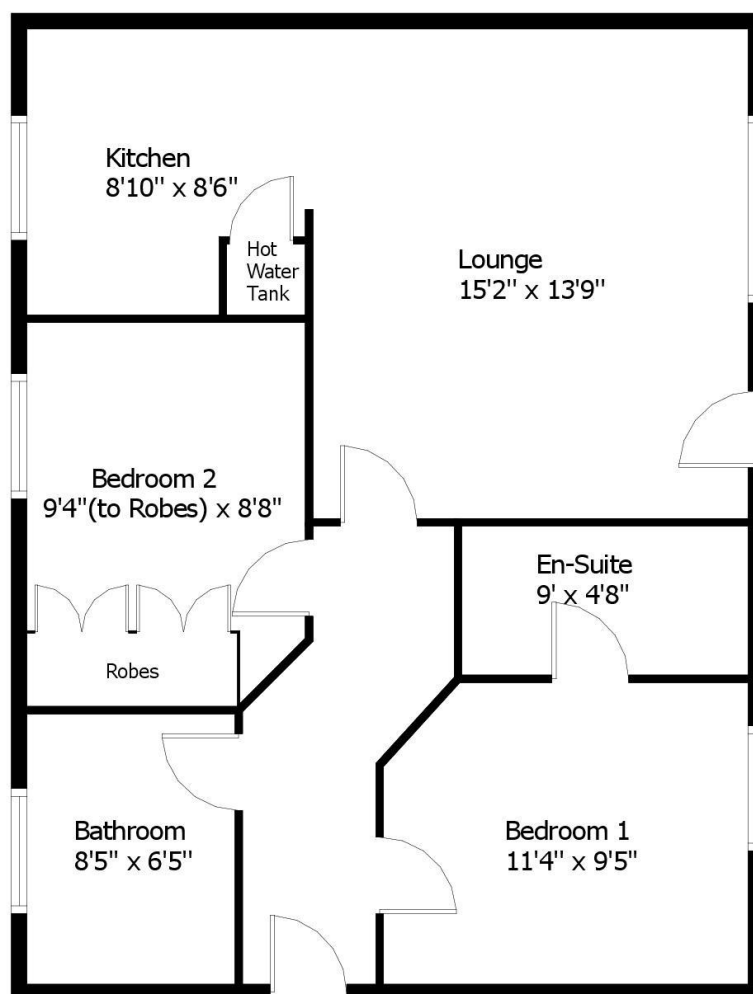
Location

Head up Scar Lane towards the centre of Golcar, then turn left onto James Street (by the Junction 1 bar). Continue along this road, it eventually becomes Brook Lane. Heritage Mills will be found on the right. Viewers are advised to park up in the visitors spaces near the entrance then proceed on foot down and round to the 'East Mill' building.

Additional Information

- Council Tax – Band A
- Tenure – Leasehold held on the remainder of a 999 year lease from 1st January 1865.
- Management fee for 2026 - £1,500.
- Ground Rent - £150pa payable 1st January each year
- Heating – Electric radiators
- NOTE there is no gas to the building
- Energy Rating 68 (Band D)
- Broadband & Mobile Phone - Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and mobile phone coverage is limited.

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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.
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