



## 64 Moorbrook Mill Drive, New Mill

This unique first floor apartment style property must be viewed to appreciate the accommodation on offer and its superb modern finish. It would provide an ideal purchase for a first-time buyer or a downsizer. The property is effectively detached having no adjoining neighbours but has 3 parking bays beneath it (one belongs to the property itself). It comprises: ground floor entrance hall with stairs leading to the first floor open living room / dining, hall, kitchen, 2 double bedrooms and shower room. It has the benefit of gas central heating, uPVC double glazing and modern fixtures and fittings including a newly installed kitchen by Daval. Externally, there is a carport beneath the property with storage and additional parking in front, and an attractive low maintenance garden area.

### Holmfirth

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### Slaithwaite

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## Accommodation

### GROUND FLOOR



#### Entrance Hall

With uPVC entrance door, staircase leading to the first floor and central heating radiator.

### FIRST FLOOR



#### Lounge / Dining



### **Lounge / Dining** 17'7" x 13'6" overall

A generous open plan living area which features French doors opening onto a "Juliette" balcony and window to the front enjoying the views, two further windows to the rear, laminated flooring, built in storage cupboard and 2 central heating radiators.

### **Inner Hall**

With access hatch to the loft, which is partly boarded and has electric light and power.



### **Kitchen** 12'2" x 6'1"

Fitted with an excellent range of modern base units and wall cupboards with Quartz worksurfaces, Neff integrated oven and induction hob with Elica extractor, Neff fridge and freezer, Whirlpool washer / dryer, inset 1 1/2 bowl sink unit with mixer tap, window to the rear, inset spotlights to the ceiling, central heating boiler and radiator.

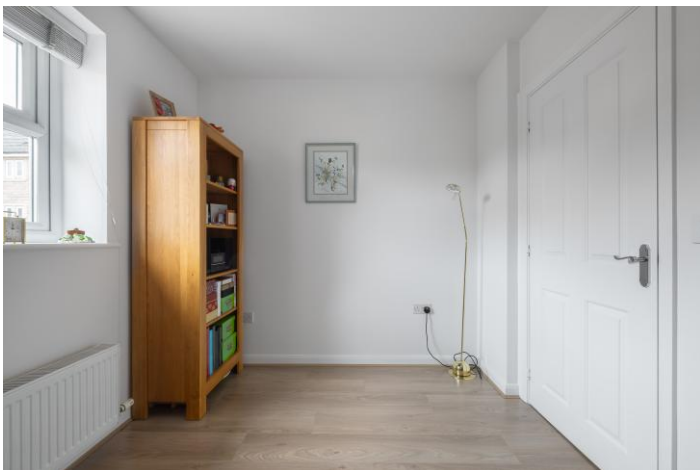


### **Bedroom 1**



**Bedroom 1** 11' x 10'2"

Fitted with a good range of furniture including wardrobes and cupboards over the bed space, window to the front and central heating radiator.



**Bedroom 2** 10'9" x 8'1"

Another double sized bedroom with window to the front and central heating radiator.



**Bathroom** 6'3" x 5'6"

A superb shower room which has been refitted post build. With low flush wc, vanity unit with ceramic washbasin and mixer tap, walk in wet room style shower with glazed screen and wall mounted shower taps, fully tiled walls, tiled floor, obscure glazed window to the rear, chrome heated towel rail and underfloor heating.



**Outside**

Beneath the property, there is a car port parking area with a secure recessed storage cupboard beneath the stairs. At the rear, is a low maintenance garden area with decked, gravelled and paved seating areas.

### Tenure

Note that the property is Leasehold.

Term : 999 years from 1 January 2008. Peppercorn rent.

### Additional Information

Energy rating 78 (Band C); Council tax band A.

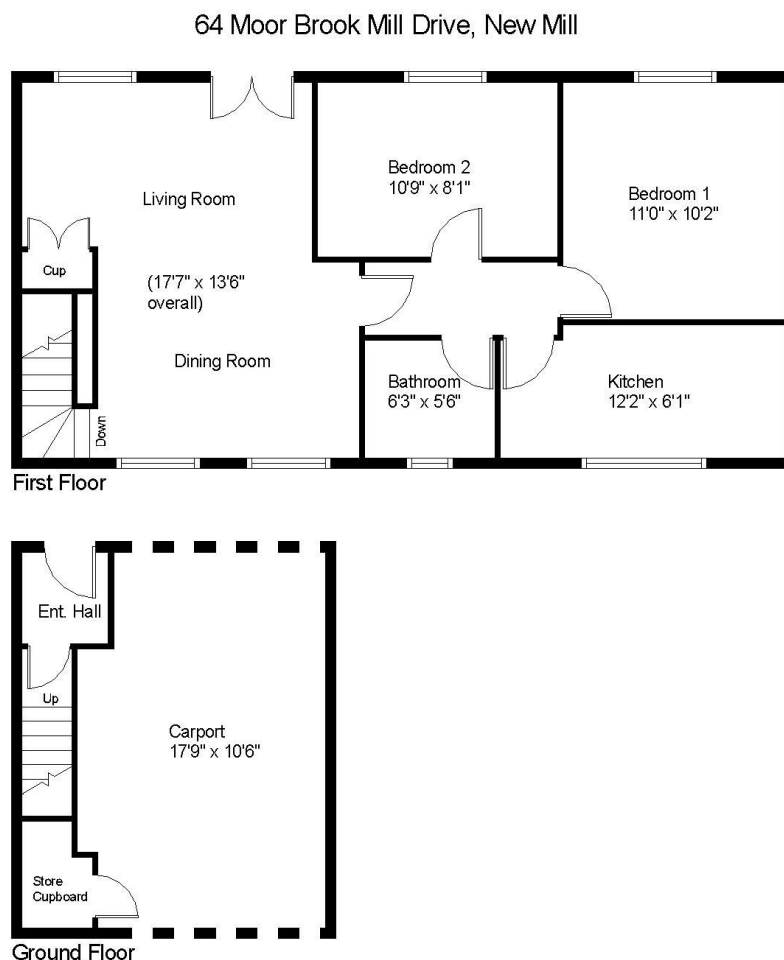
Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

### Viewing

By appointment with Wm. Sykes & Son.

### Location

Head towards the centre of New Mill on the Holmfirth Road. Turn right opposite the car park onto Greenhill Bank Road. Take an immediate left onto Moorbrook Mill Drive. The property will be found towards the head of this cul-de-sac on the right hand side.



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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