



Applegate  
Properties



- Stunning First Floor Apartment
- Two Double Bedrooms
- Popular Mill Conversion
- Close to open countryside

**Upper Sunny Bank Mews, Meltham, HD9 5AA**

**Guide Price £130,000-£140,000**

An immaculate and spacious two bedroom first floor apartment with allocated parking in sought after mill conversion close to Meltham and stunning surrounding countryside.





## PROPERTY DESCRIPTION

Being located close to the popular and varied amenities of Meltham village yet also having stunning countryside on the doorstep is this immaculately presented first floor corner apartment. Forming part of this highly desirable mill conversion, the property includes surprisingly spacious two double bedroom accommodation which may be of interest to a variety of buyers including the first time buyer or down sizer. Being presented to a particularly high standard throughout and being recently improved to include stylish fittings throughout and a contemporary décor as well as more characterful features including exposed stonework and high ceilings.

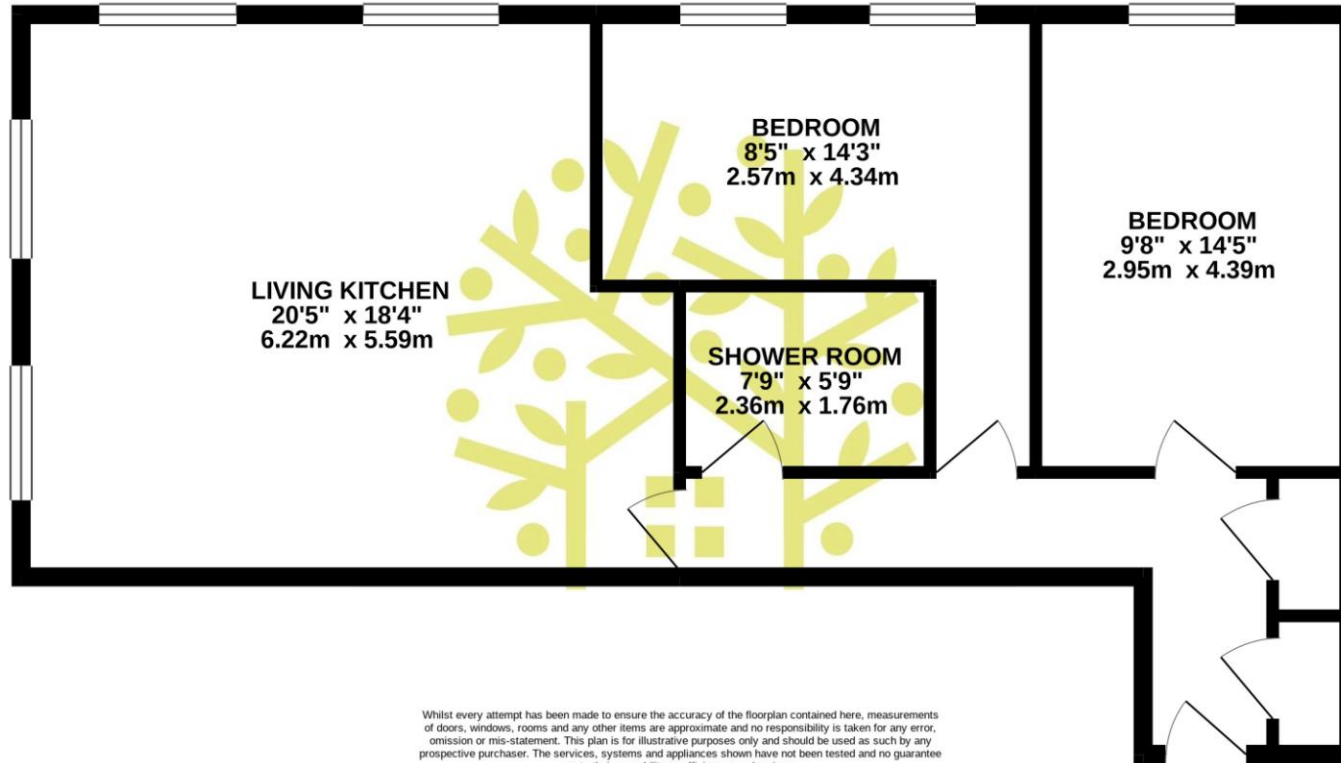
Having double glazing and electric panel heating, the accommodation comprises: Communal entrance with security buzzer intercom and private mailbox, private inner hallway with fitted cloaks storage, stunning open plan living/dining/kitchen having stylish fitted kitchen area with integrated appliances and dual aspect having full height picture windows to side and rear allowing an abundance of daylight and panoramic, elevated views towards both Meltham and the surrounding countryside. There are two generous double bedrooms and bathroom being recently refitted to a high standard with underfloor heating and contemporary white suite including overbath 'rainfall shower' and attractive block tiled surround and patterned tiled flooring.

The property stands in communal grounds with nearby allocated and visitor parking.

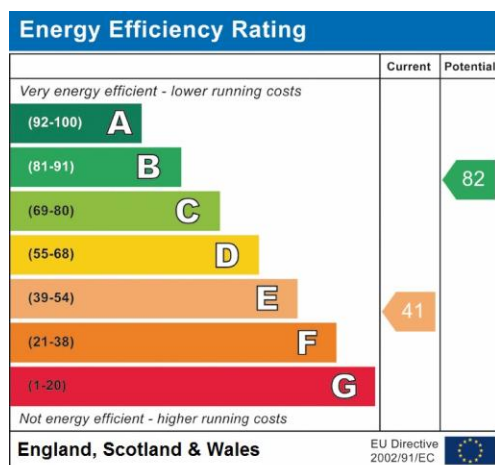
Tenure and Service Charges: We are advised that the property is leasehold having 984 years remaining. There is a ground rent payable of £172.50 pa and communal service charge of £1627.56 pa.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Address:  
Upper Sunny Bank Mews Meltham

### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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### Measurements

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### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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### Office Opening Hours

Monday – Friday 9.00am – 5.30pm

Saturday – 9.00am – 4.00pm

Saturday – 4.00pm – 5.30pm (reception team)

Sunday – 9.00am – 5.30pm (reception team)