



Applegate
Properties



- Second floor apartment
- Two double bedrooms
- Spacious interior
- Popular Mill conversion

Upper Sunny Bank Mews, Meltham, Holmfirth, HD9 5AA Guide Price £130,000-£140,000

A spacious two double bedroom second floor apartment in popular mill conversion on edge of countryside with allocated parking, lift access and far reaching views.



PROPERTY DESCRIPTION

Affording spacious accommodation which includes two double bedrooms is this modern second floor apartment. Located in this popular mill conversion on the fringes of open countryside yet within easy reach of the excellent village amenities of Meltham. Having lift access and allocated on-site parking, the property may well suit a variety of buyers including the first-time buyer, down sizer or landlord investor.

Having sealed unit double glazing and security intercom system, the accommodation comprises: Communal Entrance with intercom, private mailbox and lift access to second floor, Private Hallway with fitted storage, open Living/Dining Room with two picture windows allowing far reaching views and being open plan to Kitchen area being fitted with a range of shaker style units with integrated appliances, two double bedrooms and Bathroom furnished with a modern three piece white suite with tiled surround, fitted airing cupboard and including a multi jet spa bath with quadrant massage/steam shower over with fitted screen. Externally, the property has both allocated and visitor parking on site.

Tenure and Service Charges: We are advised that the property is subject to a long (999 year) leasehold having 984 years remaining with a Ground Rent of £172.50 pa and a service charge of approximately £150pcm. Prospective purchasers are advised to confirm these charges prior to exchange of contracts.

IMPORTANT NOTE: To be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

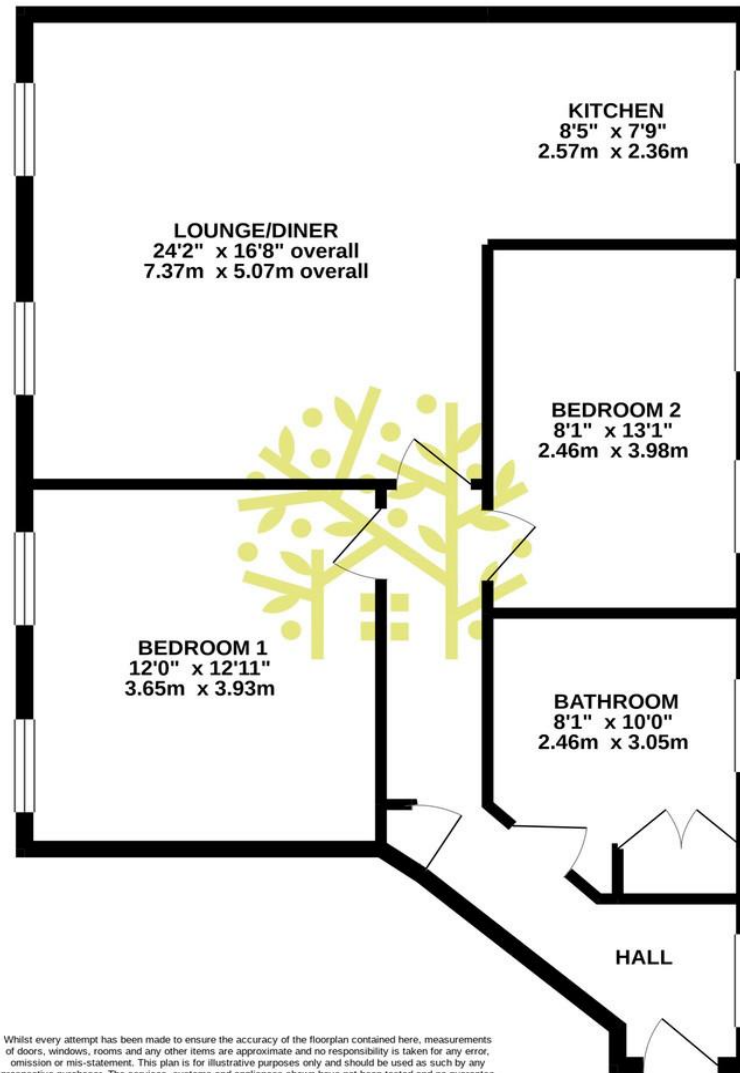


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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EPC TO FOLLOW

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)