



Applegate
Properties



- Second floor apartment
- Two Bedrooms
- Popular Mill conversion
- Superbly presented

Upper Sunny Bank Mews, Meltham, Holmfirth, HD9 5AA Offers over £145,000

Offers Over £145,000. A superbly presented two bedroom second floor apartment within popular mill conversion having lift access and allocated parking on edge of stunning countryside.



PROPERTY DESCRIPTION

Occupying a pleasant position on the edge of stunning countryside yet only a short distance from the popular amenities of Meltham village is this superbly presented second floor apartment. Forming part of this thoughtful and popular mill conversion the property includes two double bedrooms as well as lift access and allocated on site parking.

Being of interest to a variety of buyers including the first time buyer, down sizer or rental investor, this delightful property includes sealed unit double glazing and modern décor throughout.

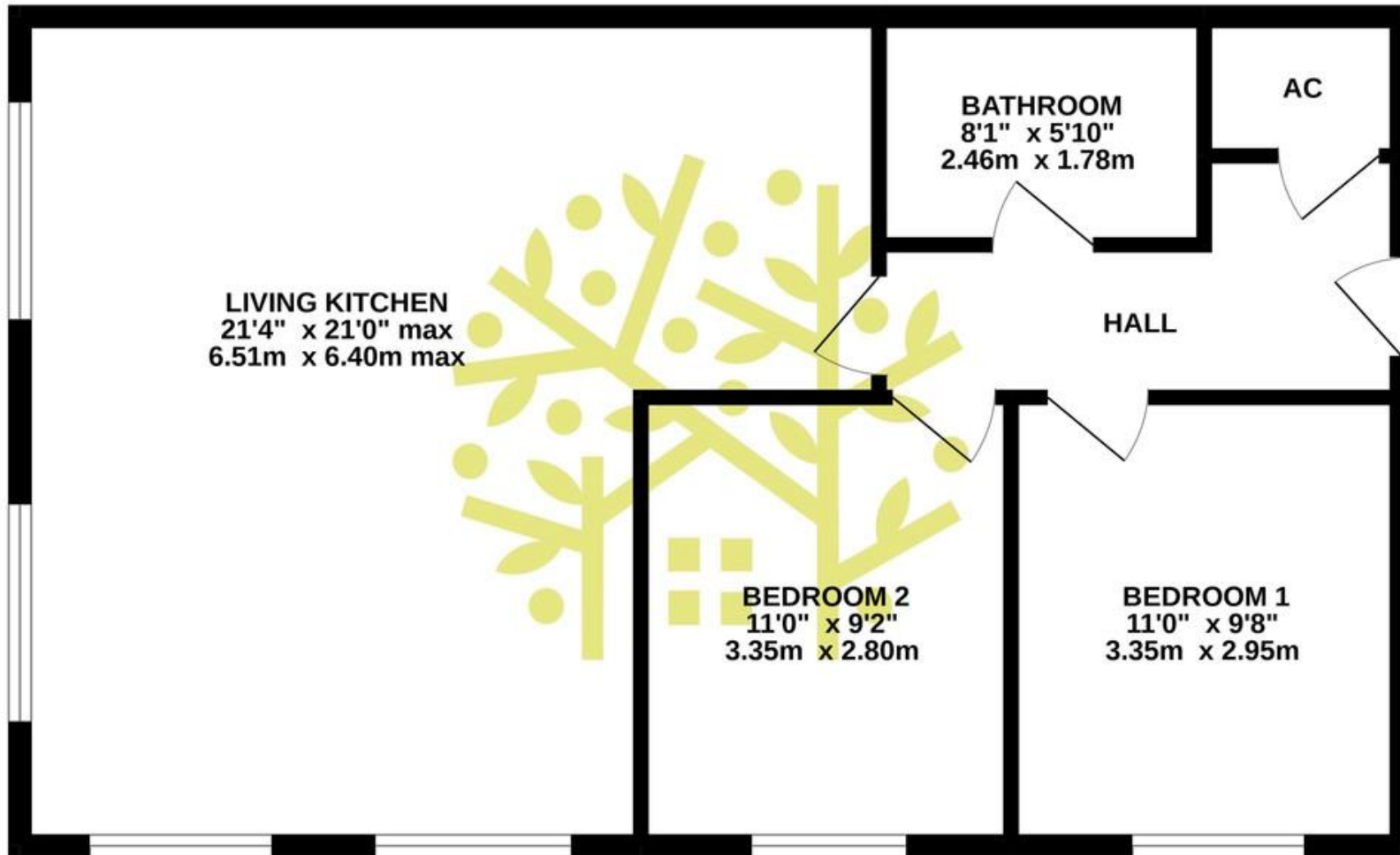
Comprising: Communal Entrance with private mail box, security intercom and lift access to all floors, Private Hallway with useful store, spacious open plan Living/Dining Kitchen with contemporary units, integrated Smeg appliances and dual aspect windows, Two double bedrooms with fitted panel heating and stylish Bathroom having modern three piece suite with tiled surround.

Externally, the apartment has an allocated parking space with further visitor parking available on site.

Tenure and Service Charges: We are advised that the apartment is leasehold with approximately 984 years of a 999 year lease remaining. There is a Ground Rent of approximately £172.50 pa and Service Charge of approx. £1872.65 pa. We strongly advise that prospective purchasers make their own enquiries regarding the lease details and costs prior to proceeding to exchange of contracts.

IMPORTANT NOTE: In order 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.





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

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.

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.

Copyright

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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)

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Approving Your Sales Particulars

Using the information you have supplied with us, along with photography and measurements which were taken by the Applegate Properties whilst visiting the property, we have compiled a draft brochure for your approval.

Whilst we take care to comply with the Consumer Protection from Unfair Trading Regulations (2008) we cannot take responsibility for any inaccuracy, we therefore advise that adequate time is taken to check the details, measurements and photography.

Please ensure you read through the full details and make us aware of any alterations prior to signing this document.

EPC (Energy Performance Certificates)

It is a legal requirement that all property marketing material has the EPC details displayed wherever possible. Please notify us immediately if you cannot see a copy of the front page of your EPC displayed within the brochure.

Authorisation

I/We hereby authorise you to use the attached property details for marketing purposes and confirm that all the information contained within the sales particulars/brochure is true and accurate. I/We agree to update Applegate Properties should any aspects of these particulars become subject to change or alteration.

Signed

Date

Signed

Date