



Applegate
Properties



- Top floor apartment
- One double bedroom
- Sought after development
- Allocated on site parking

Lee Mills Apartments, St. Georges Road Scholes, Holmfirth, HD9 1RJ

Offers in the region of: £129,950

A superbly presented one bedroom top floor apartment in sought after development with outside balcony, allocated parking, lift access and useful boarded loft space in popular Holmfirth village.



PROPERTY DESCRIPTION

Forming part of the sought after and much regarded 'Lee Mills' development of luxury apartments is this well appointed and most appealing top floor apartment. Affording a contemporary and light and airy one bedroom interior which includes skylights for additional light. The property includes modern and stylish fittings and is well placed for the popular amenities of Scholes village as well as the wider shops, restaurants and amenities of nearby Holmfirth.

Being of interest to a variety of potential buyers including the First Time Buyer or Down-sizer, the property includes electric underfloor heating and briefly comprises: Communal Entrance with security intercom and lift to all floors, Private Hallway with storage, double bedroom with hatch and ladder access to useful boarded loft space, luxury Bathroom furnished with a three piece white suite including over bath shower, spacious Living Room with Dining/Study area and French doors to external balcony seating area and being open plan to fitted Kitchen area with integrated appliances.

Externally, the property is set within well kept communal grounds with allocated and further visitor parking spaces and communal internal bike store.

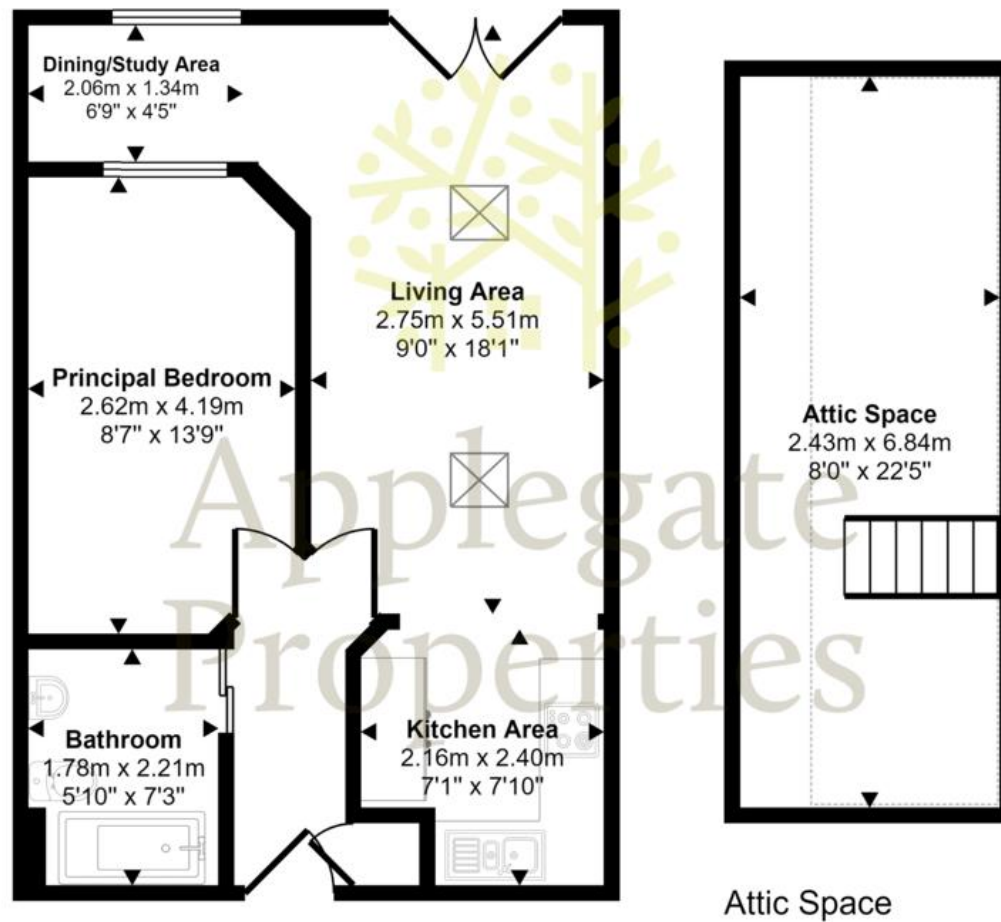
EPC: awaiting.

Council Tax Band: A

Tenure: we are advised that the property is leasehold on a 999 year lease from 2007 and subject to an ground rent of £150 pa. There is an additional Service Charge of £1,860 pa/£155 pcm.

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.





Apartment

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC awaiting

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 – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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