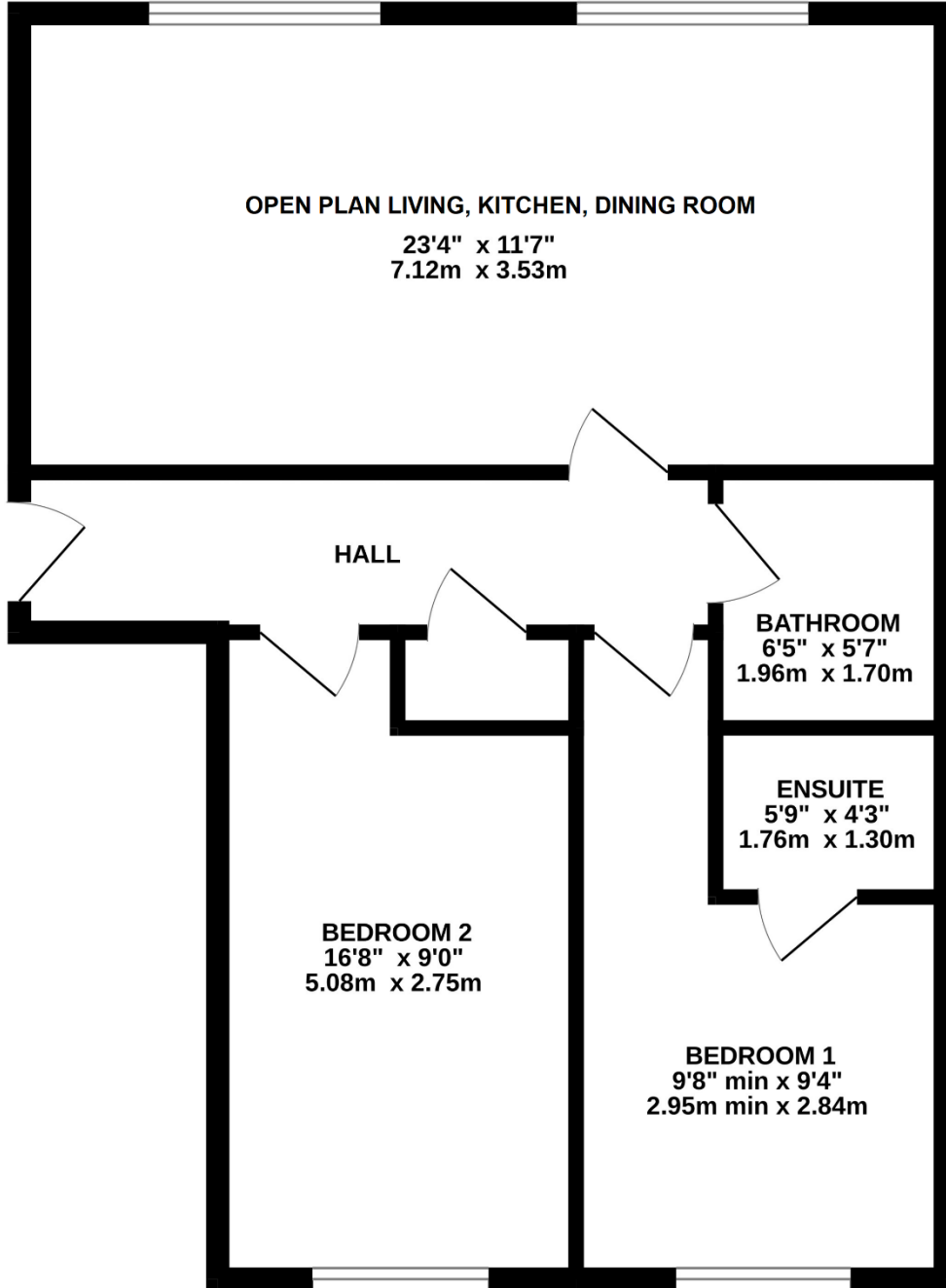




Simon Blyth
ESTATE AGENTS

GREEN MILL APARTMENTS, GREEN LANE, HOLMFIRTH, HD9 2AY



GREEN LANE

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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PROPERTY DESCRIPTION

A lovely ground floor two double bedroom apartment forming part of a converted stone built former woollen mill comprising just 11 units in total. Situated in a picturesque semi-rural location bordering woodland and yet just a few 15-minute walk into Holmfirth's vibrant village centre with a variety of shops, restaurants and bars. The apartment has electric heating, uPVC double glazing and briefly comprises communal entrance serving 3 apartments and giving access to an entrance hall, large living kitchen with integrated appliances, two double bedrooms, one with en-suite and an additional bathroom. Externally there is a designated parking space.

Offers Around £200,000

GROUND FLOOR

ENTRANCE

The apartment is accessed to the lower section to the right-hand side with door giving access to a communal entrance hall which serves 3 apartments.

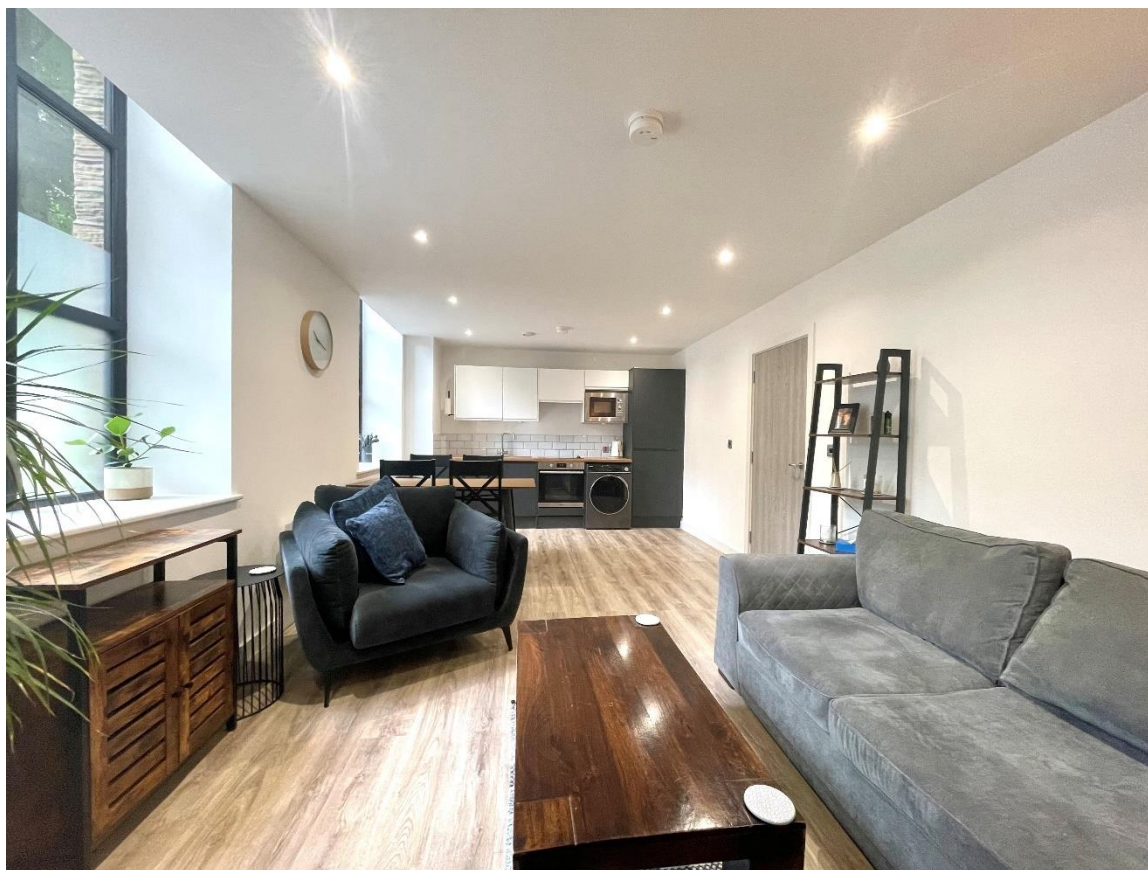
The hallway comprises grey plank effect laminate flooring, inset LED downlighters and storage cupboard which houses a hot water storage cylinder. From the hallway access can be gained to the following rooms.

OPEN PLAN LIVING KITCHEN, DINING ROOM

Measurements – 23'4" x 11'7"

As the dimensions indicate this is a generously proportioned room which has two large part frosted uPVC double glazed windows which provide plenty of natural light. There are inset LED downlighters, electric wall heater, grey plank effect laminate flooring with the kitchen area having a range of matt charcoal and matt white handleless cupboards with a contrasting overline oak effect worktops with tiled splashbacks. There is an inset Franke single drainer stainless steel sink with brushed stainless-steel mixer tap, four ring halogen hob, stainless steel electric fan assisted oven, integrated fridge, integrated freezer, integrated dishwasher and newly fitted under counter washer / dryer.





BEDROOM ONE

Measurements – 9'8" x 9'4"

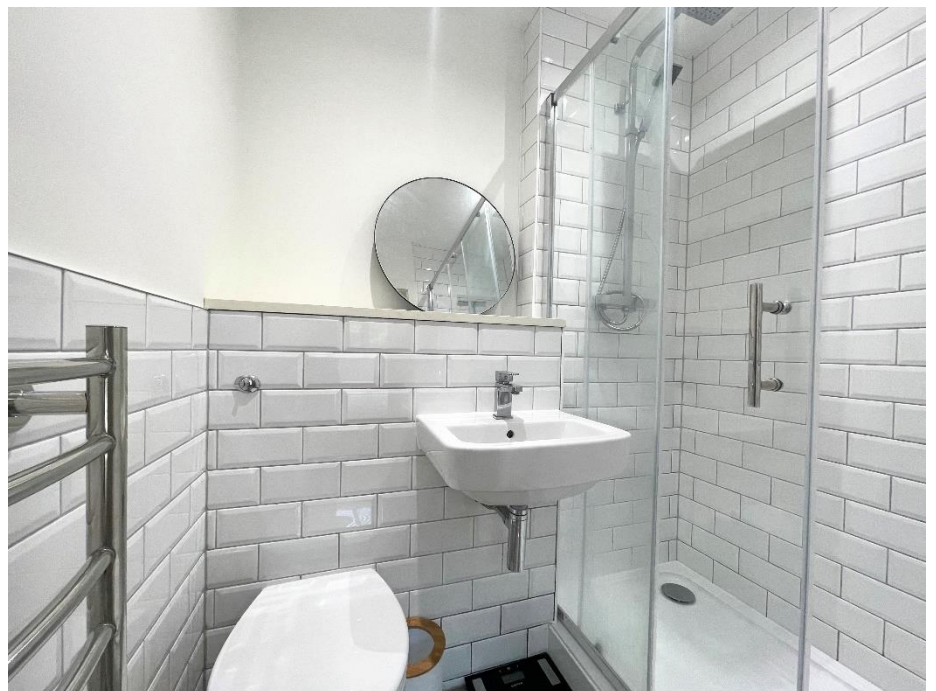
A double room with pleasant aspect views to the rear elevation. There are inset LED downlighters, an electric wall heater, and a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 4'3" x 5'9"

With inset LED downlighters, extractor fan, chrome ladder style heated towel rail, part tiled walls, tiled floor and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap, low level w.c with concealed cistern, large, tiled shower cubicle with sliding door and chrome shower fitting incorporating fixed shower and separate hand spray.



BEDROOM TWO

Measurements – 16'8" x 9'0"

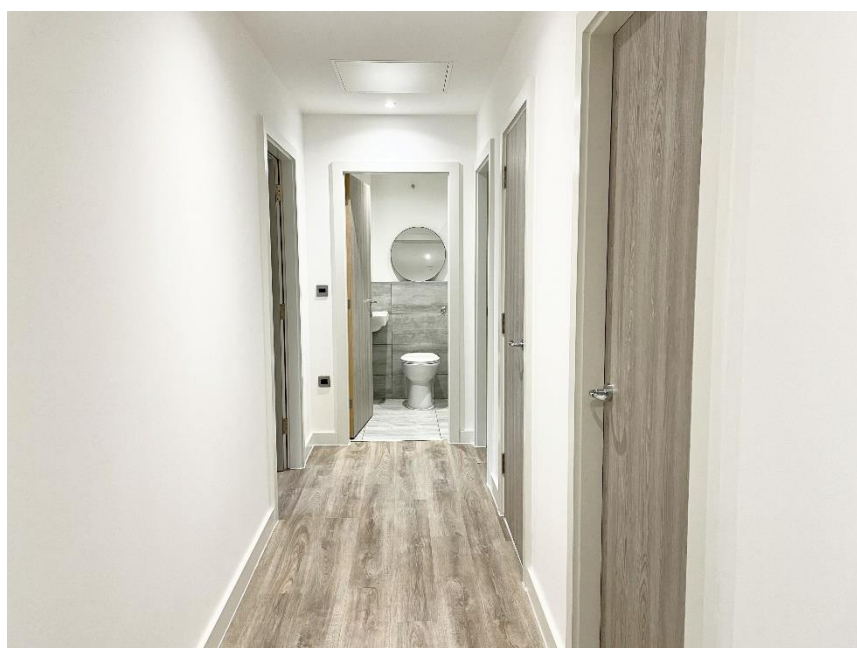
Bedroom two is a double room enjoying a similar aspect as bedroom one with a large, double-glazed window to the rear elevation, inset LED downlighters and an electric wall heater.



BATHROOM

Measurements – 6'3" x 5'7"

With inset LED downlighters, extractor fan, part tiled walls which are fully tiled around the bath, chrome ladder style heated towel rail and fitted with a suite comprising wall hung wash hand basin with chrome monobloc tap, w.c with concealed cistern and bath with tiled side panel, glazed shower screen and chrome waterfall style mixer tap together with shower attachment including fixed shower and separate hand spray.



EXTERNAL

Externally there is a designated parking space.

ADDITIONAL INFORMATION

The property has electric heating and uPVC double glazing.

Service charge £1400 for 2024

Buildings Insurance £253.00 for 2024

Ground Rent £250.00 per annum

Lease Remainder - 250 years from 2021

ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



MAIN CONTACTS

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