



**Water Hall Court, New Mill Holmfirth HD9 7JJ**

**welcome to**

## **Water Hall Court, New Mill Holmfirth**

SPLENDID GROUND FLOOR APARTMENT SPECIFICALLY FOR THE OVER 55'S BEING WELL PRESENTED, AFFORDING TWO BEDROOM ACCOMMODATION LOCATED CENTRALLY IN THE VILLAGE OF NEW MILL WITH COMMUNAL GARDENS AND PARKING

### **Summary**

An internal inspection would be fully warranted to appreciate this well presented ground floor apartment. Being specifically for the over 55's the property is centrally located within the popular village of New Mill with ease of access to the many amenities that has to offer along with good transport links and nearby Holmfirth. Briefly comprising open plan lounge/dining area, two bedrooms and bathroom the property is further enhanced externally by the attractive communal gardens and resident parking area.

### **Accommodation Lounge/Dining Room**

19' 8" x 13' max ( 5.99m x 3.96m max )

A particularly spacious room having ample space for freestanding furniture and an electric stove set to Adams style fire surround. There is double glazing to two aspects, decorative coving to ceiling and French style doors lead to the side of the property.

### **Kitchen**

9' 8" x 7' 1" ( 2.95m x 2.16m )

Fitted with a modern range of wall and base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. Appliances include the electric hob and oven whilst there is plumbing for a washing machine. The room has tiled surrounds, a breakfast bar, and is double glazed to front aspect.

### **Bedroom One**

11' max x 11' max ( 3.35m max x 3.35m max )

A double bedroom with fitted wardrobes and dressing table along with various wall light points and French style doors leading to the front of the property.

### **Bedroom Two**

8' 6" x 6' 3" ( 2.59m x 1.91m )

An ideal room for visitors having storage and double glazed window to rear aspect.

### **Bathroom**

White suite comprising of low flush w/c, pedestal hand washbasin and panelled bath with overhead Mira shower unit. There are tiled and panelled surrounds along with a double glazed obscure window.

### **External**

The property sits within well maintained communal gardens with several seating areas along with the detached conservatory and an array of plants and shrubs. There is also resident and visitor parking.





***view this property online*** [williamhbrown.co.uk/Property/HMF108621](http://williamhbrown.co.uk/Property/HMF108621)



**welcome to**

## **Water Hall Court, New Mill Holmfirth**

- Ground Floor Apartment
- Exclusive To Over 55's
- Two Bedroom Accommodation
- Communal Gardens
- Resident/Visitor Parking

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1190.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000

### **directions to this property:**

Leave Holmfirth via Station Road. Upon reaching the village of New Mill proceed along Sheffield Road and the Water Hall Ct can be found on the left hand side.

**view this property online** [williamhbrown.co.uk/Property/HMF108621](http://williamhbrown.co.uk/Property/HMF108621)



Property Ref:  
HMF108621 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)