

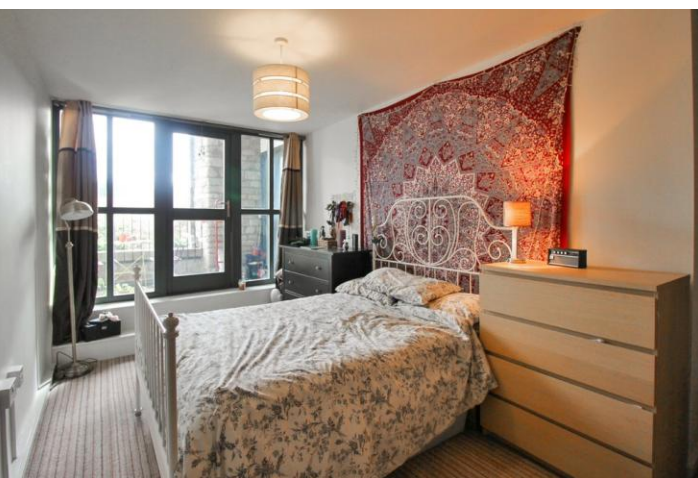


- INVESTMENT OPPORTUNITY
- Third floor apartment
- Spacious one bed interior
- Characterful and contemporary

**Quarry Bank Mills, Stoney Lane, Longwood, HD3 4ZW    Guide Price £100,000-£110,000**

Attention Investors – spacious third floor one bed corner apartment with outside balcony and on site parking within popular mill conversion, currently let.





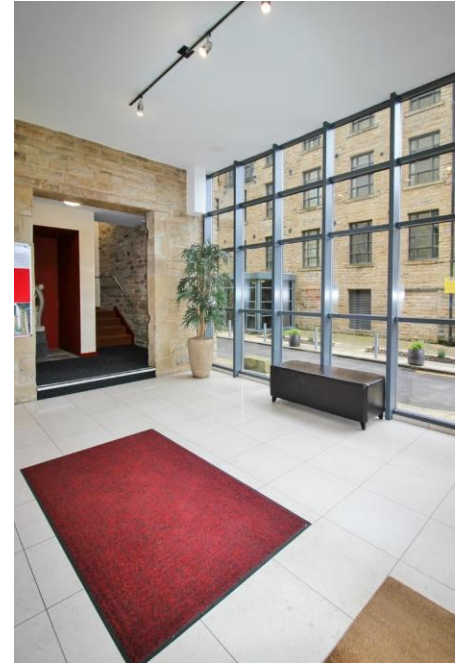
## PROPERTY DESCRIPTION

Being currently let at £565 pcm and offering an attractive ready-to-go investment and yield is this characterful one bedroom third floor corner apartment. Forming part of this popular mill conversion with communal gated grounds and on site parking, the property is also ideally located within easy reach to both Huddersfield and the nearby Motorway network for those commuting to Manchester, Leeds and beyond.

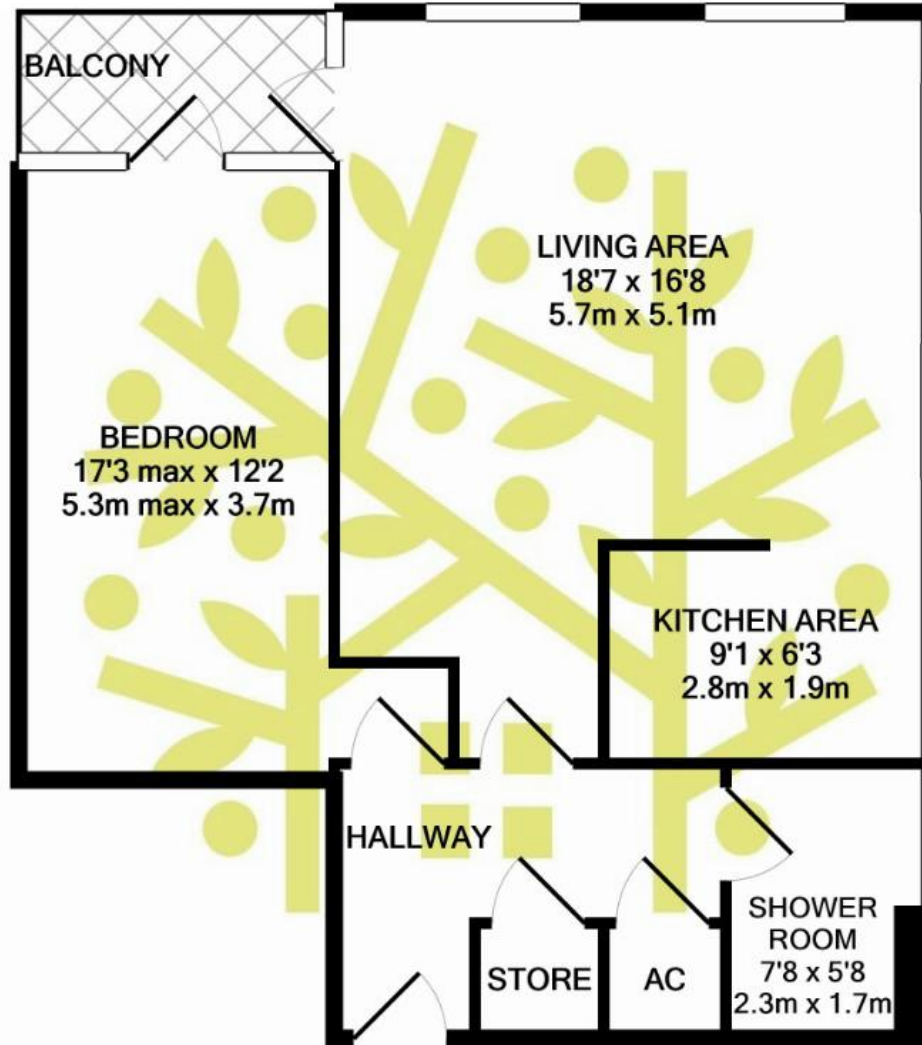
Including a stylish interior which includes contemporary fittings to the kitchen and bathroom as well as more characterful features including exposed stonework and electric heating, the block offers lift access to all floors and briefly comprises: Communal entrance with security intercom with communal foyer, mail boxes and internal lifts, private hallway with store, spacious open plan living/kitchen with integrated appliances, dual aspect and doors to outside decked balcony seating area, double bedroom and bathroom furnished with modern three piece white suite and over bath shower.

Externally, the apartment stands within pleasant maintained communal grounds with gated allocated parking space.

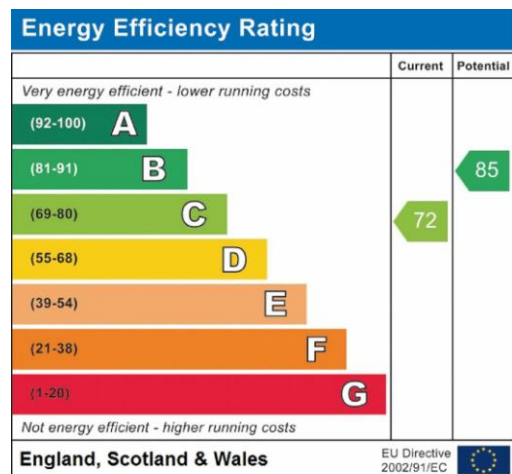
Lease and Tenure: we are advised that the property is leasehold with 988 years remaining and subject to a Ground Rent of £150 p/a and service charge of £1464 p/a.







Measurements are approximate. Not to scale. Illustrative purposes only  
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Address:  
Quarry Bank Mill Longwood

### 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.

### 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)