



9 Green Lane Mill, Green Lane, Holmfirth

We are pleased to announce the launch of the show apartment in this superb newly completed mill conversion. Located a mile from the centre of Holmfirth and surrounded by picturesque countryside it certainly enjoys a best of both worlds setting. The accommodation comprises: entrance hall, open plan living / dining / kitchen, 2 double bedrooms, en-suite and bathroom. It is presented to an excellent modern standard with contemporary fittings, electric heating and uPVC double glazing. There is an allocated parking space within the courtyard in front of the property and a bike store beneath within the cellar of the building. Contact Wm Sykes & Son now for more information on this property and the last few remaining properties within the development.

Holmfirth

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Slaithwaite

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Communal Entrance

Number 9 is to be found on the first floor and shares an entrance with the other properties on this floor and the one below. The glazed entrance door is activated by a keypad entry system and can also be opened via an intercom within the apartment.

Hallway

The apartments entrance door leads into a spacious hallway with recessed cupboard housing the hot water cylinder.



Living / Dining / Kitchen 24'6" x 10'4" overall

A generous open plan space which benefits from windows to the rear of the building enjoying the views, laminated wood flooring, inset spotlights to the ceiling and a programable electric heater.



Kitchen Area

The kitchen area features a range of fitted base units and wall cupboards with laminated worksurfaces, integrated double oven, hob, fridge freezer, microwave, laminated worksurfaces and tiled splashbacks. The kitchen also features a window to the side enjoying the views and tall window to the rear.



Bedroom 1 **10'6" x 11" plus entrance area**

A double bedroom with window to the rear enjoying the views, inset spotlights to the ceiling and electric heater.

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En-suite **5'3" x 6'7"**

With three piece suite in white comprising low flush wc, wall hung washbasin and shower cubicle with overhead and rinse shower, tiled floor, tiled splashbacks, heated towel rail, inset spotlights and extractor fan.



Bathroom **7'9" x 5'4" overall**

With three piece suite in white comprising low flush wc, wall hung washbasin and bath, tiled floor, tiled splashbacks, inset spotlights to the ceiling, heated towel rail and extractor.



Bedroom 2 **13'2" x 10'7" overall**

A larger double bedroom with window to the rear, inset spotlights to the ceiling and electric heater.

OUTSIDE

There is an allocated parking space within the car park at the front of the building. Communal grounds surround the building and include a bin compound, seating areas to the front and rear of the building and bike storage within the basement of the building.

Service Charge

Estimated to be circa £1588.55 per annum for each apartment. Note that this includes all water usage.

Tenure

The property is leasehold on a 250 year lease. The ground rent is £250 per annum.

Additional Information

Energy rating 59 (Band D).

Viewing

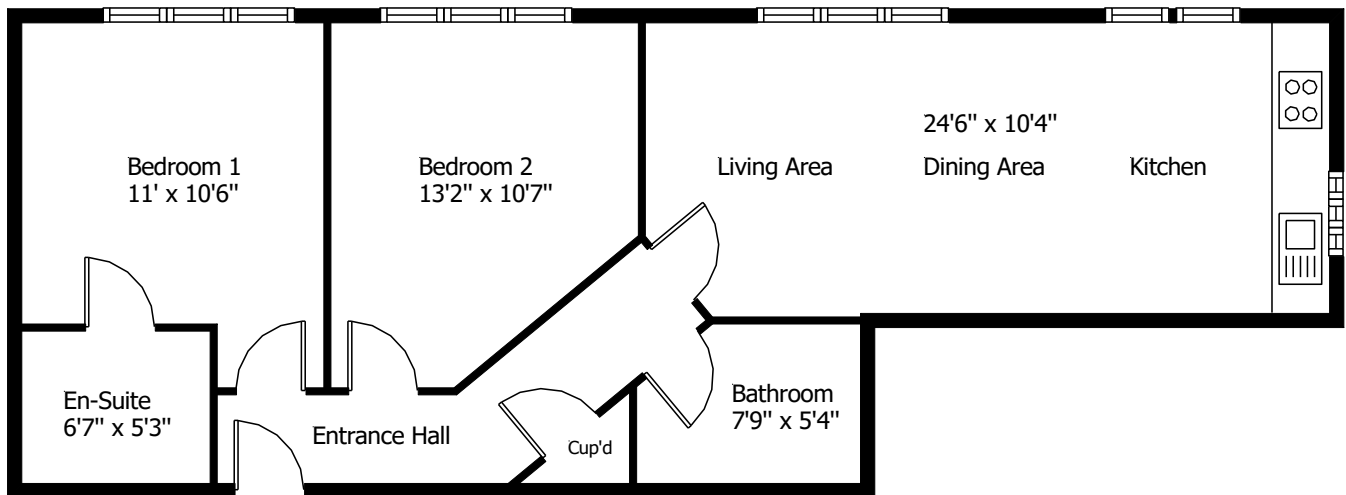
By appointment with Wm Sykes & Son.

Location

Head out of Holmfirth on the B6116 Dunford Road as if heading towards Hade Edge. After approximately half a mile turn right onto Washpit New Road. Continue along here to the junction with Green Lane where you will find the property on the left hand side.



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