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**Oats Royd Mill, Dean House Lane,  
Luddenden, HX2 6RL**

**£240,000**



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# 15 Oats Royd Mill, Dean House Lane, Luddenden, Halifax, HX2 6RL

## Duplex Upper Floor Apartment

## Spacious 4 Piece Bathroom

## Stylish Fitted Kitchen

## Gated Development With Parking

## 2 Double Bedrooms & En-Suite

## Open Plan Living With Balcony

## Scenic Location, Stunning Views

## EPC EER (78) C

A stunning duplex apartment, spanning the upper two floors within this stylish former mill development. The apartment has a balcony and wonderful views of the surrounding countryside and is located within a gated development, with 2 allocated parking spaces within the compound plus use of delightful communal gardens which include a mill pond and decked patio terrace. Internally, the spacious accommodation comprises; private entrance hallway with store cupboard, large open plan living-dining-kitchen area, with built-in appliances. Double bedroom with adjacent dressing room or small study, four piece bathroom. the upper floor has a separate landing and entrance with a large attic bedroom and en-suite shower room. Double glazing and a gas central heating system installed. Offered with No Chain, having been a long term rental investment (please enquire for rental income potential). This apartment enjoys a very special location which must be seen to be appreciated.

### Accommodation:

*All measurements are approximate*

### Location

Forming part of the Oats Royd Mill development on the outskirts of Luddenden Village, this is a delightful semi-rural setting, surrounded by stunning Pennine countryside. A short drive will lead you to Hebden Bridge centre, approximately 3.5 miles and the nearest stations are Mytholmroyd, approximately 2.3 miles and Sowerby Bridge approximately 3.7 miles.

### Gated Development

Secure remote controlled metal gates allow for vehicle and pedestrian access.

### Shared Entrance

Secure entrance lobby and hallway, with intercom entry. Stairs to the upper floors.

### Private Entrance Hall

Useful store cupboard. Stairs to the upper floor. Radiator.

### Open Plan Living/Dining

*21' 9" x 13' 8" (6.62m x 4.17m)*

A spacious living area with double glazed French windows opening onto the balcony. Stunning views of the communal gardens, mill pond and surrounding countryside. Radiator. Laminate flooring. Recess spot lighting.

### Stylish Fitted Kitchen

*12' 3" x 12' 2" (3.73m x 3.70m)*

Modern fitted wall and base units with coordinated work surfaces and inset sink. Integrated appliances include a washing machine, dish washer, 5 ring gas hob, chimney style cooker hood, fridge, freezer, combination oven/microwave and an electric double oven and grill. Concealed gas central heating boiler. Radiator. Double glazed rear window. Recess spot lighting.





### **Bedroom 2**

*15' 1" x 9' 10" (4.59m x 3.00m)*

Double glazed window. Radiator. Door to the adjoining dressing room/study.

### **Dressing Room/Study**

*8' 8" x 5' 3" (2.64m x 1.59m)*

Double glazed window. Radiator. Door to the bathroom.

### **Bathroom**

*8' 6" x 10' 1" (2.59m x 3.08m)*

Fitted with a 4 piece white suite comprising; wash hand basin with vanity table, WC, step in shower enclosure and bath with mixer tap. Part tiled surrounds. Double glazed window. Chrome heated towel rail.

### **Upper Floor Landing**

Separate entrance door to the stairwell, meaning the master suite is practically self contained. Double glazed Velux skylight.

### **Master Bedroom**

*20' 0" x 13' 1" (6.10m x 4m)*

A large master bedroom with double glazed Velux skylights to the front and rear elevations. Radiator. Recess spot lighting.

### **En Suite Shower Room**

Double glazed Velux skylight. Step in shower enclosure, WC and glass wash hand basin with vanity unit. Chrome heated towel rail.

### **Allocated Parking**

The Mill development has a residents' car park, with 2 spaces allocated for Apartment 15.



### **Communal Grounds**

The development is set within private grounds, enjoying stunning views of the surrounding countryside. The grounds feature a mill pond with adjacent decked patio area and grassed areas.

### **Service Charges & Lease Details**

The property is subject to a 999 year lease which commenced January 2003. The apartment block is managed by Valor Block Management. The service charges are reviewed annually and the costs for June 2024 - May 2025 are £1618.68. The service charge includes: Buildings Insurance, electricity & cleaning of communal areas, gardening & grounds keeping, general maintenance & repair of external and communal areas including gate maintenance & repair. Restrictive covenants and easements apply - please refer to the Lease and Title deeds.

### **Council Tax**

Band C

Calderdale MBC Council Tax – 01422 288003.

### **How To View This Property**

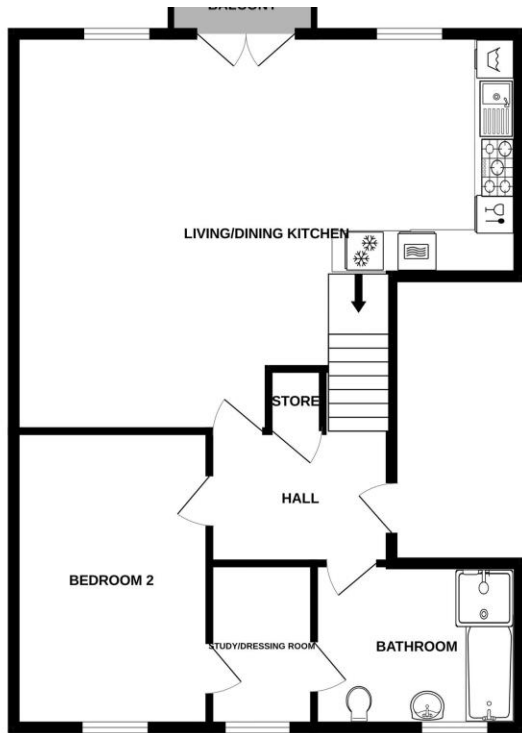
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.  
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1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 sq.m.) approx.

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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