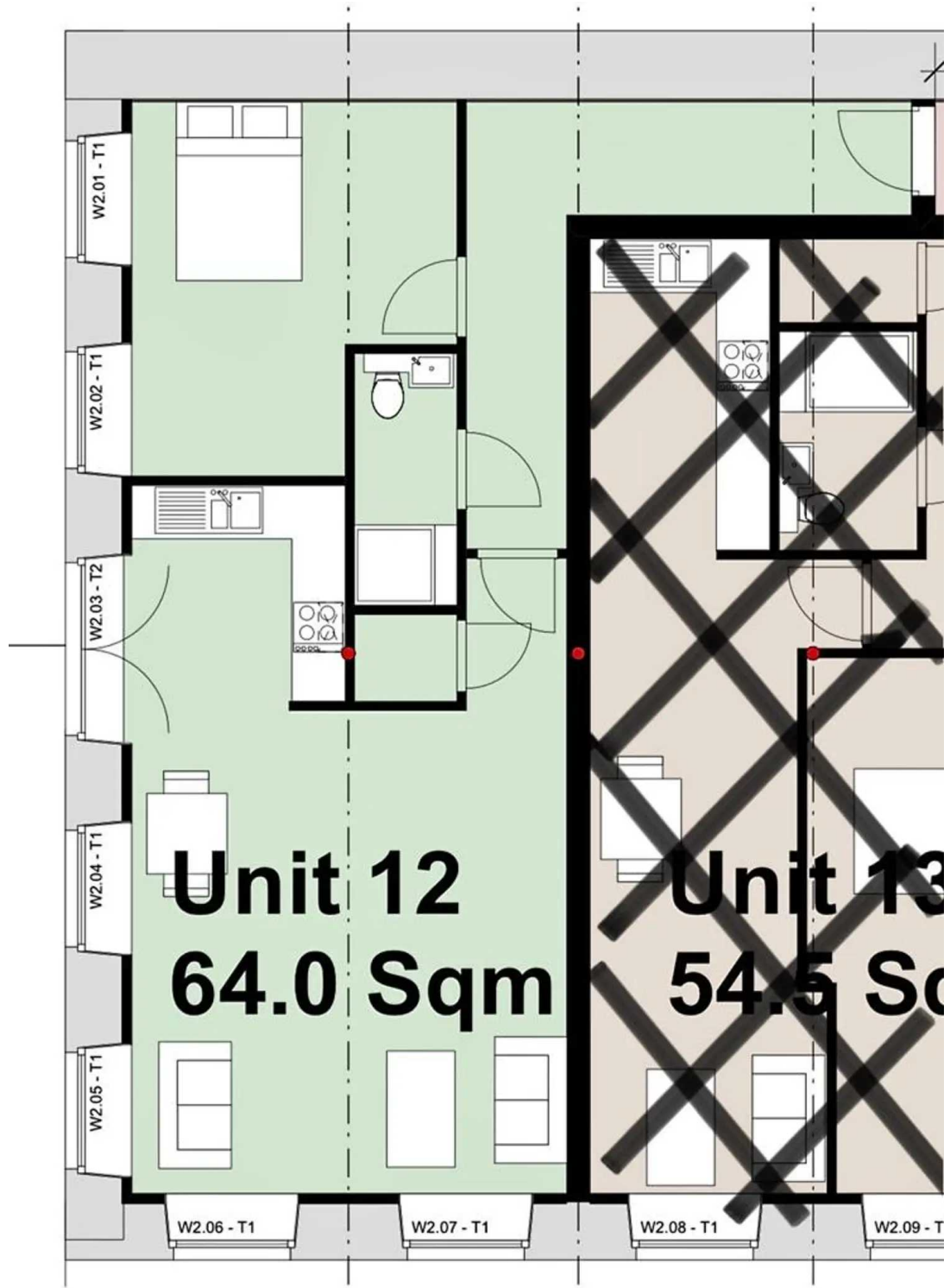




Greenwoods Mill, 25 Square Road, Halifax

Halifax

Offers in Region of £125,000



Unit 12
64.0 Sqm

Unit 13
54.5 Sqm



Apt 12 Greenwood's Mill, 25 Square Road

Halifax

GREENWOODS MILL IS A STYLISH DEVELOPMENT OF LUXURY APARTMENTS WITHIN A CONVERTED STONE MILL SITUATED OPPOSITE THE HISTORIC PIECE HALL.

Ideal for a professional person seeking secure and well-appointed and spacious accommodation within walking distance of shops, restaurants, bars, railway/ bus station and accessible for junctions 24 and 25 of the M62 motorway.

Apartment 12 occupies a corner position within the mill on the first floor, with a floor area of 64 sqm (689sqft) and can be accessed either by stairs or lift and comprises; L-shaped entrance hall, dual aspect living kitchen with integrated appliances, double bedroom, shower room and including floor coverings throughout.

TENURE: LEASEHOLD **COUNCIL TAX:** Band TBC

- Accessible for junctions 24 and 25 of the M62 motorway.
- Luxury apartment within a converted stone mill.
- Great location within walking distance of shops, restaurants, bars, railway/ bus station.





Ground Floor

A communal entrance gives access to stairs or lift rising to the first floor and giving access to the apartment which comprises:-

Entrance Hall

There is an L-shaped entrance hall with inset LED downlighters, entry phone system and cylinder cupboard. From the hallway access can be gained to the following rooms:-

Living Room

17' 9" x 17' 0" (5.41m x 5.18m)

As the dimensions indicate this is a spacious reception room flooded with natural light from PVCu double glazed windows to two elevations and enjoying pleasant and interesting aspect. There are inset LED downlighters and to one side there is an open plan kitchen area.

Kitchen

7' 8" x 7' 8" (2.34m x 2.34m)

With a PVCu double glazed window, inset LED downlighters, and fitted with a range of stylish base and wall cupboards, drawers, contrasting overlying worktops with an inset single drainer stainless steel sink with chrome monobloc tap, four ring halogen hob with stainless steel extractor hood over, stainless steel electric oven beneath, integrated fridge, integrated freezer and undercounter space for a washing machine.



Bedroom

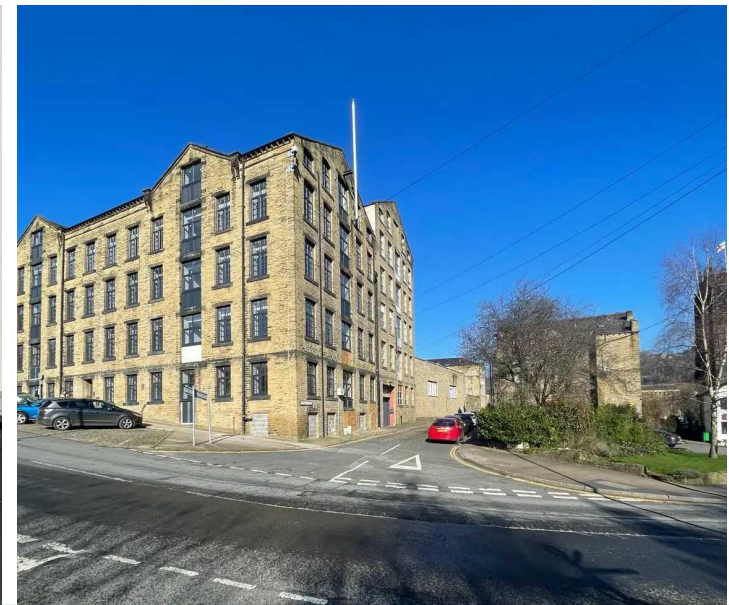
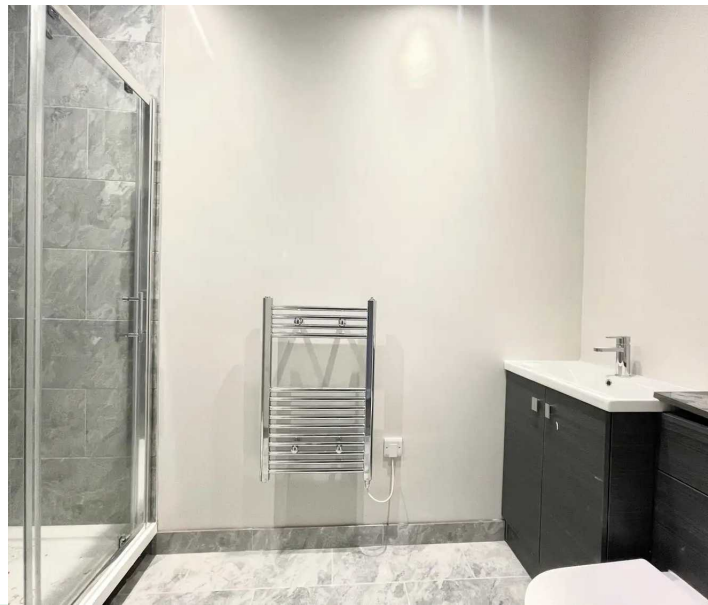
14' 0" x 12' 0" (4.27m x 3.66m)

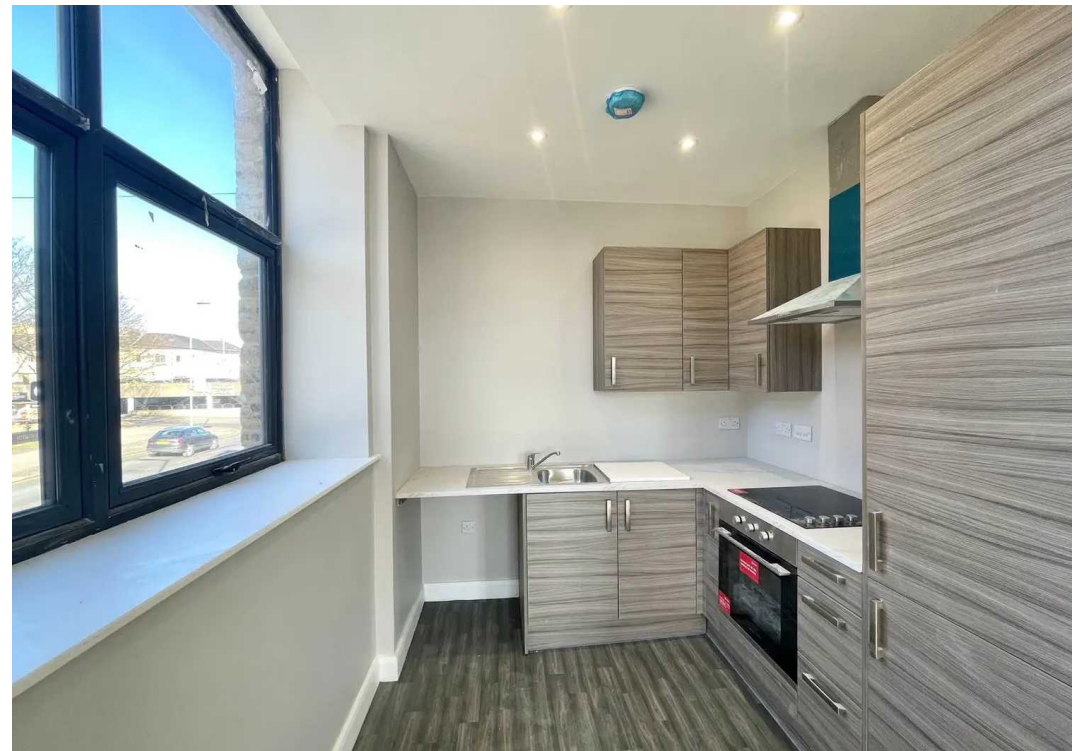
A good-sized double room with two large PVCu double glazed windows providing plenty of natural light and looking out on to The Piece Hall there are also LED downlighters.

Shower Room

9' 3" x 4' 3" (2.82m x 1.30m)

With tiled floor, part tiled walls, inset LED downlighters, extractor fan and fitted with a suite comprising; vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c. with concealed cistern and tiled shower cubicle with sliding door and chrome shower fitting.





ADDITIONAL INFORMATION

CENTRAL HEATING

The property has electric heating.

DOUBLE GLAZING

The property has PVCu double glazing.

WARRENTY

The apartment comes with a 10-year warranty.

SERVICE CHARGE

There is an annual service charge calculated at £1.72 per sqm

TENNURE

The tenure is leasehold for the remainder of 999years with a nominal annual ground rent.

DIRECTIONS

The mill is situated on Square Road, opposite the Piece Hall. Using satellite navigation enter HX1 1QG.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

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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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

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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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.

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