



Yorkshire's
Finest

A Collection of Yorkshire's Finest Homes

Wildspur Grove
New Mill, Holmfirth



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Offers Over £375,000

ELEGANT IN BOTH STYLE AND STATURE, THIS FOUR BEDROOM EXECUTIVE PENTHOUSE APARTMENT SITS TUCKED AWAY DOWN A PRIVATE ROAD IN A FORMER MILL BUILDING.

Extending in total to over 2000 square feet, it is the size of a four bedroom house but having the luxury of it being a lock and leave on a very grand style it has its own large garage and dedicated parking.

On entering the apartment, the eye for detail and impeccable style are accompanied by high beamed ceilings and spacious rooms throughout.

At the head of the spacious hallway double doors open into a wonderful lounge which is perfect for entertaining guests having space for a 12 seater dining suite. After dining guests can shift to the lounge area to relax and chat, this whole space is flooded with natural light having windows to three sides overlooking well stocked communal gardens, the river and cascading waterfall.



There are four excellent sized bedrooms with the master being fitted with quality Strachan wardrobes and having ensuite with Jack and Jill access from the hallway, a further bedroom is served by ensuite shower room and each room enjoys beautiful views over manicured grounds. The kitchen boasts quality curved high gloss wall and base cabinets dressed with granite work surfaces that incorporate ceramic sink that has waste disposal system. There are fitted appliances including Neff microwave with fan assisted oven, a further oven, Bosch freezer and dishwasher and large fridge. There is a granite breakfast bar for light bites and the kitchen is fitted with ambient lighting. Off the hallway there is a very useful utility cupboard to keep laundry out of sight.

The property is served by a tandem garage which has power, lighting and a water supply. A viewing is a must to appreciate this impeccable apartment enjoying a great deal of privacy and serenity.

ADDITIONAL INFORMATION

Tenure: Leasehold, 995 years left, £3,342 annual service charge; No pets

Council Tax: Band D

EPC: D

What3Words: washed.owner.stitching

Parking: Garage, Driveway, Allocated Parking

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your provider

AGENT NOTES

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

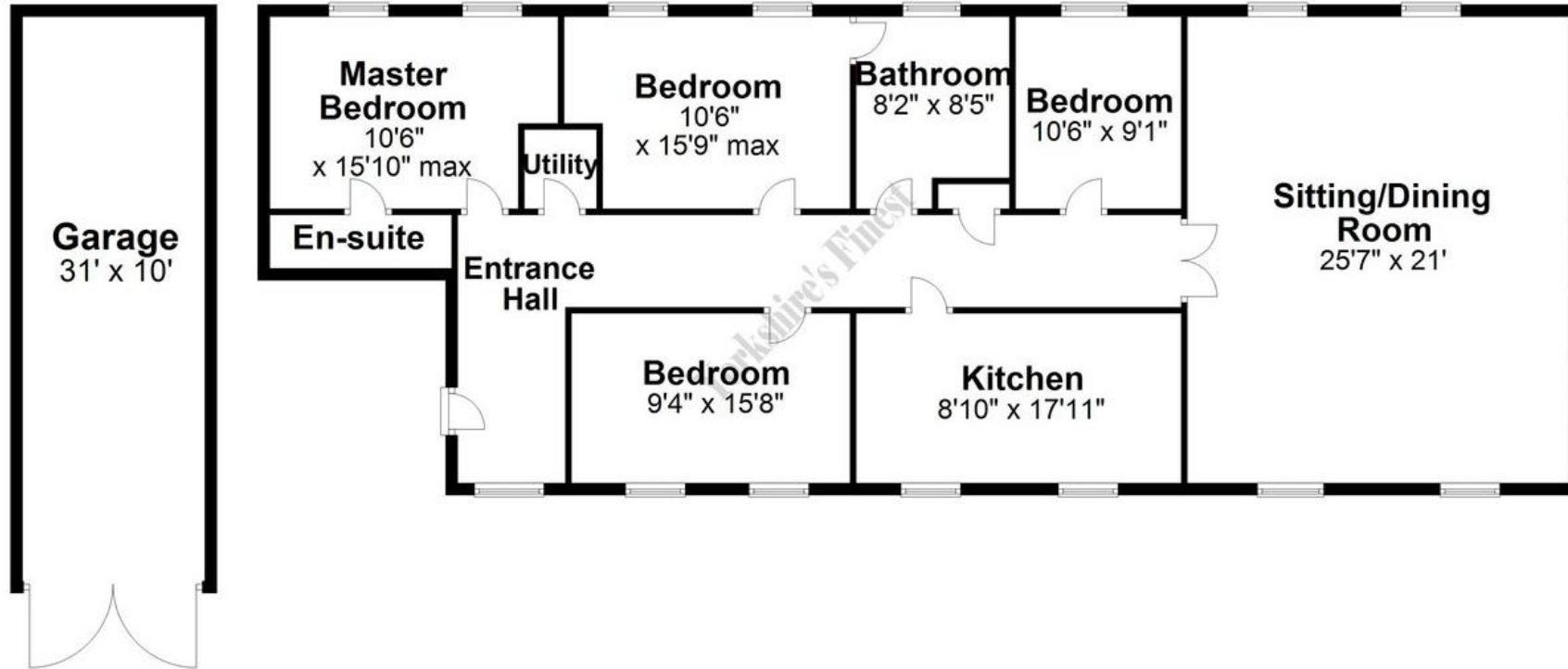
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





Ground Floor

Approx. 2012.4 sq. feet

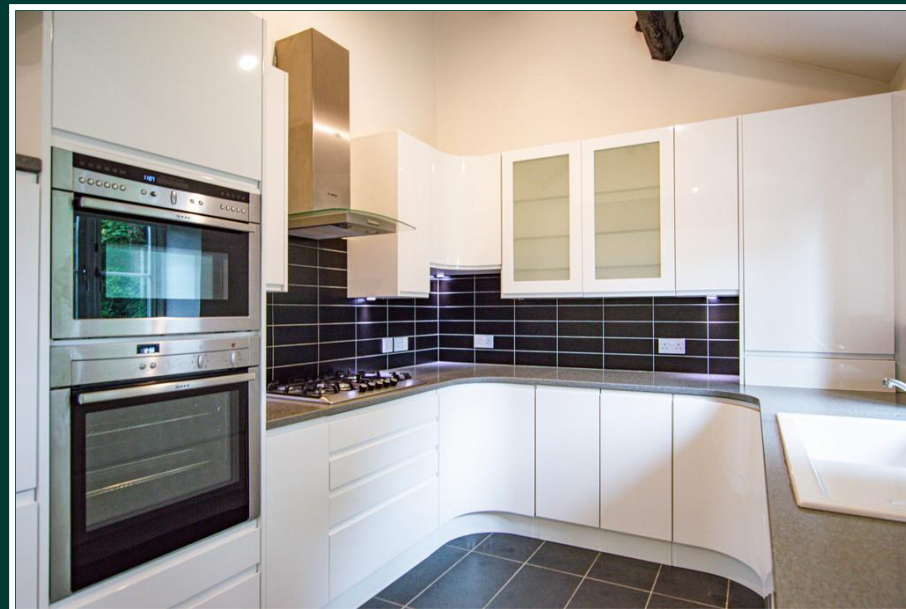


Total area: approx. 2012.4 sq. feet

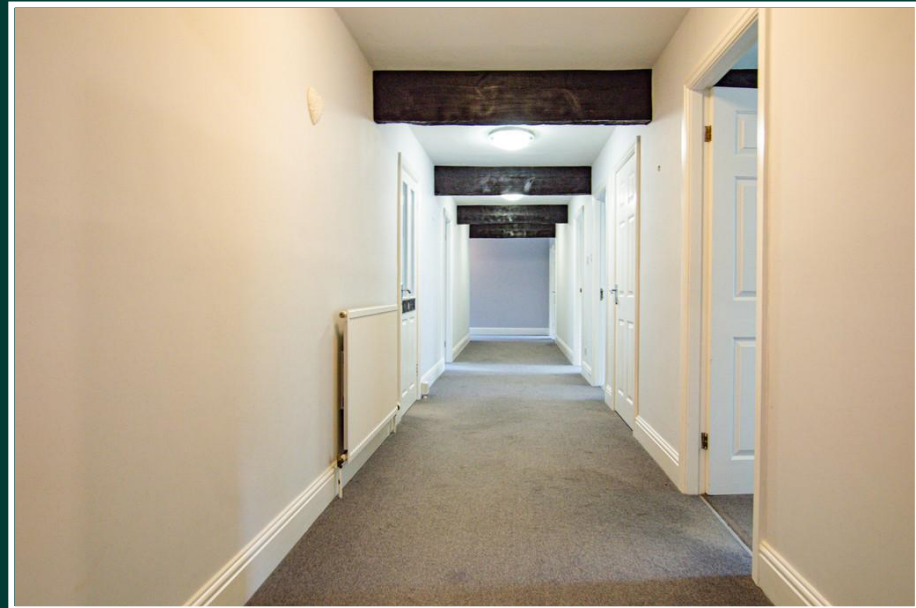
Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors
Plan produced using PlanUp.

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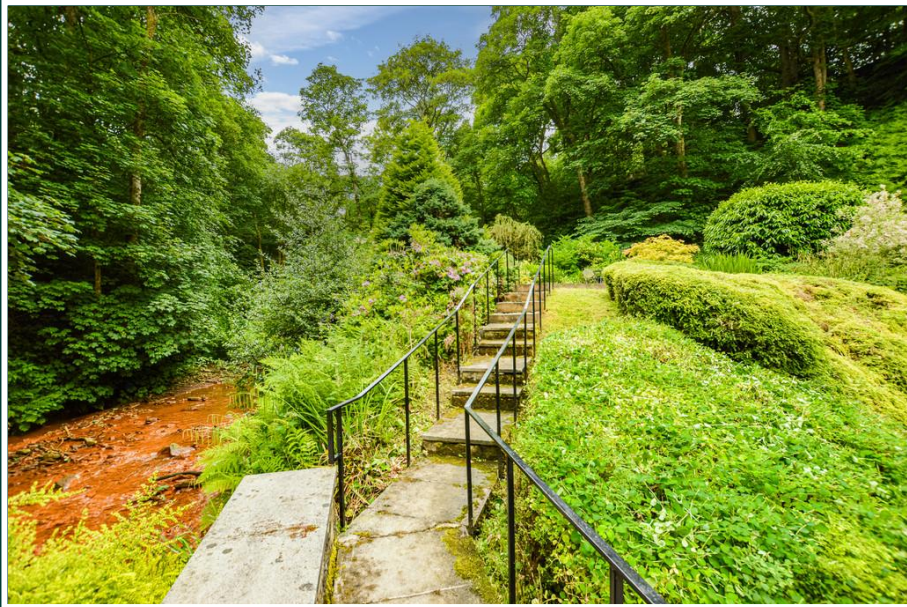


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