



10 Water Hall Court, New Mill, Holmfirth, HD9 7JJ  
Offers Over £100,000

**bramleys**



#### NO UPPER CHAIN

This one bedroom, first floor apartment is situated within this popular courtyard development of purpose built properties for occupation by the over 55's. With electric storage heating and sealed unit double glazing, the property would make an ideal purchase for those looking towards retirement or those looking for small community living. Situated in New Mill, the property provides access to both Holmfirth and Honley centres a short distance away, as well as access to the villages of Shepley and Penistone. An early viewing is recommended to appreciate the property on offer.

Energy Rating: D



## GROUND FLOOR:

Enter the property through an external door into:-

### Dining Kitchen

16'1" x 10'7" (4.90m x 3.23m)

Fitted with a range of matching modern high gloss wall and base units with laminated working surfaces and matching upstands. There is an integrated 4 ring electric induction hob with overhead extractor fan and light, split level oven and grill with microwave oven above, plumbing for an automatic washing machine, Asterite sink unit with mixer taps and side drainer, wall mounted electric heater and an access door to the inner hallway which in turn leads to the lounge.

### Lounge

17'3" max x 10'5" (5.26m max x 3.18m)

Having an Adams style fireplace with marble effect hearth and backdrop. There are sealed unit double glazed windows to side and rear, 3 wall light points and a wall mounted electric heater.

### Bedroom

14'1" x 9'9" (4.29m x 2.97m)

Furnished with fitted wardrobes with sliding mirrored doors, built-in drawer units, a sealed unit double glazed window and a wall mounted electric heater.

### Shower Room

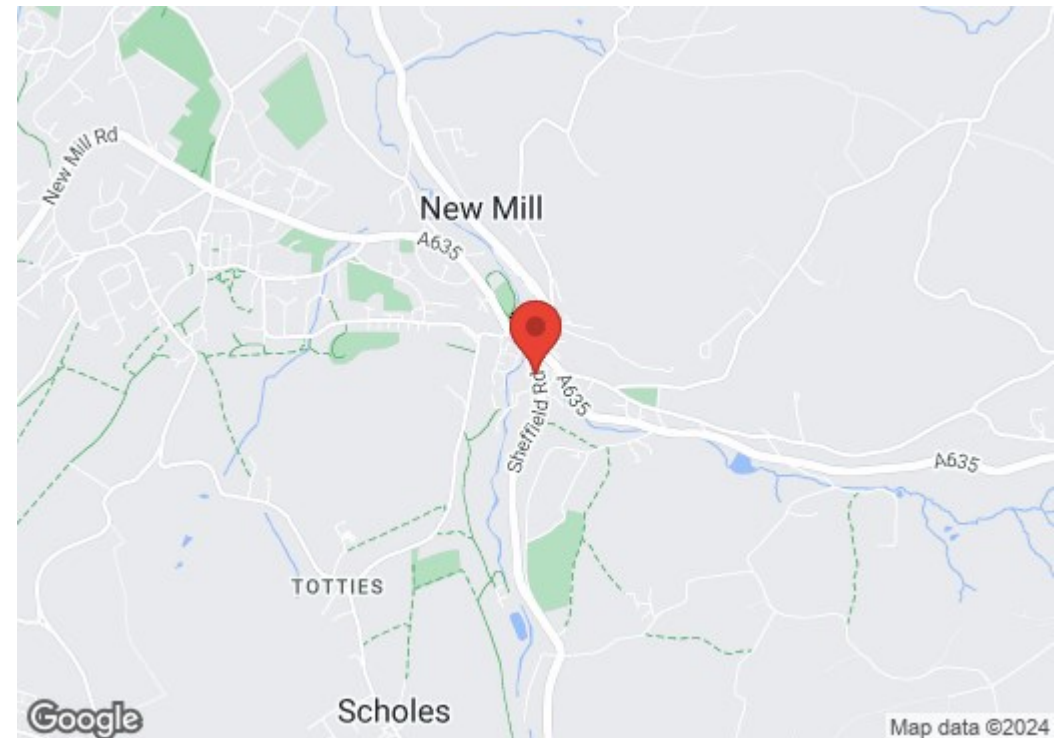
Fitted with a 3 piece white suite comprising of a low flush WC, vanity wash basin with cupboards beneath and a double width walk-in shower cubicle which houses the Mira shower. There is a heated towel rail and part tiled walls.

## OUTSIDE:

There are communal garden areas and an external conservatory space which is solely used by the residents of Waterhall Court.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



## DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) passing through the traffic lights at Folly Hall and continue to the traffic lights at Lockwood Bar. Turn left at the traffic lights onto Woodhead Road following the road to Berry Brow passing the Laxmi restaurant on the right hand side. On reaching Honley village keep left and proceed along New Mill Road passing through the village of Brockholes and continue along New Mill Road to New Mill. Upon reaching New Mill continue to the junction, proceed across and then turn left into Sheffield Road. The entrance to Water Hall Court will be found after short distance on the left hand side.

## TENURE:

Leasehold - Date : 8 January 2017 / Term : 200 years from 1 April 2016  
Rent: £1,148 per annum (2022-2023), we would advise all prospective purchasers to clarify the costs with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

A

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

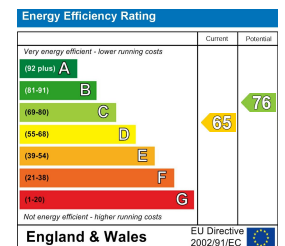


## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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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