



Apt 208, Parkwood Mills Stoney Lane, Longwood, Huddersfield, HD3 4ZQ

£89,950

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This immaculately presented 1 bedroom, second floor apartment is situated within this popular mill conversion. Offered for sale with NO VENDOR CHAIN and being well maintained throughout, ready for the new owner to move straight in with no immediate expense. Having electric wall heaters, sealed unit double glazing and feature exposed stonework, which adds character to the living space and bedroom. The accommodation comprises:- entrance hall with large built-in store cupboard and modern flooring in a herringbone design, a lovely open plan lounge and kitchen with dining space and dual aspect windows, double bedroom with ample space for wardrobes and a 3 piece bathroom. Externally the apartment has 1 allocated parking space.

Energy Rating: B



GROUND FLOOR:

Communal Entrance

A secure communal entrance door gives access to Parkwood. There is a lift and staircase which gives access to the second floor.

SECOND FLOOR:

Entrance Hall

The entrance hall has a large walk-in store cupboard, intercom access system, electric heater and modern flooring in a herringbone design.

Open Plan Lounge and Kitchen

20'7" x 13'5" (6.10m'2.13m x 3.96m'1.52m)

A well proportioned open plan living space with a feature exposed stone wall and two large double glazed windows which allow for plenty of natural light. There are two electric wall heaters and ample space for a dining table and chairs. To one corner is the kitchen which has a range of wall and base units with working surfaces, part tiled walls, integrated hob, oven and extractor, space for a washing machine, dishwasher and tall fridge freezer.

Bedroom

12'7" x 10'10" (3.66m'2.13m x 3.05m'3.05m)

A lovely double room, again with a feature exposed stone wall, large double glazed window and electric wall heater.

Bathroom

Furnished with a three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, heated towel rail and extractor fan.

OUTSIDE:

This apartment benefits from an allocated parking space.

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 Trinity Street (A640). Proceed to the roundabout at Marsh and continue

straight ahead into Westbourne Road. Take the left hand turning into Reed Street which automatically becomes Luck Lane. Continue down the hill and at the roundabout take the second exit in the direction of Longwood and turn immediately left. Before passing under the railway bridge turn right into Dale Street. Continue on Dale Street which then becomes Grove Street. Parkwood Mill can be found on the left hand side.

TENURE & SERVICE CHARGE:

Leasehold - Term: 988 years from 20/06/1861

Ground Rent: £150 per annum

Service charge (2025/2026) paid monthly £208.40 / paid quarterly £625.21 or £2,500.84 per annum

Please note, we would advise all prospective purchasers to clarify the amount 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.

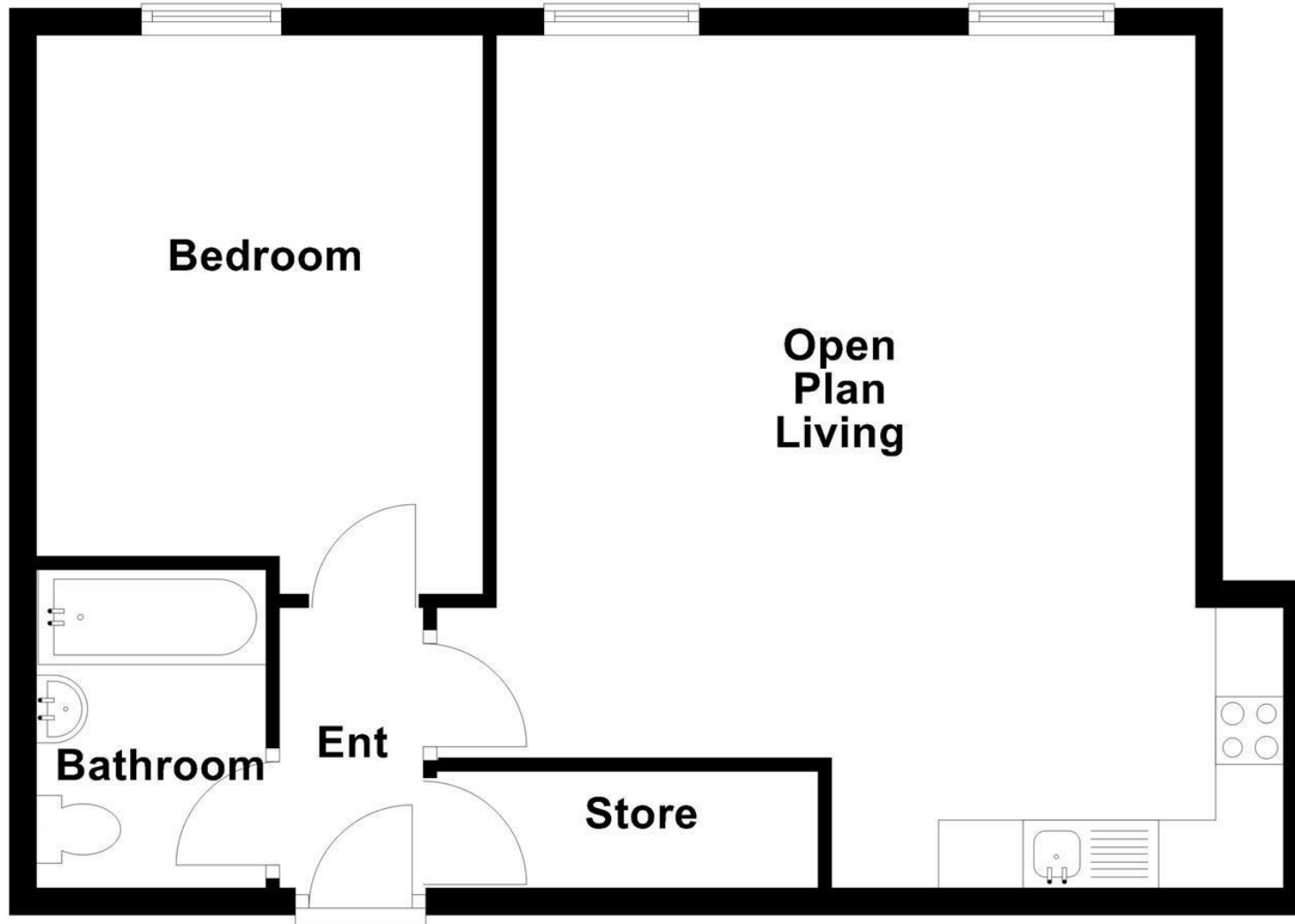
VIEWINGS:

Please call our office to book a viewing on 01484 530361.





Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Huddersfield | Halifax | Elland | Mirfield

