





Library Court Huddersfield Road, New Mill Holmfirth HD9 7JU

welcome to

Library Court Huddersfield Road, New Mill Holmfirth

OFFERED WITH VACANT POSSESSION IS THIS ATTRACTIVE FIRST FLOOR FLAT SITUATED IN THE CENTRE OF NEW MILL, AND WITHIN CLOSE PROXIMITY OF HOLMFIRTH TOWN CENTRE. BENEFITING FROM ONLY FOUR FLATS WITHIN THE BLOCK. TWO BEDROOMS, SPACIOUS LOUNGE AND KITCHEN. ALLOCATED PARKING SPACE.

Summary

An attractive first floor flat, with central village location, making it ideal for access to local amities, and within close proximity of Holmfirth centre, and excellent commuting networks. The property would appeal to a wide audience, including a professional couple or investment buyer. The apartment has been freshly decorated and offers a perfect ready to move into space. Briefly comprising of door access to first floor, accommodating flats three and four. Lounge, kitchen, two bedrooms and bathroom. Externally the property further benefits from an allocated parking space, with two visitors parking spaces accommodating the four flats.

Accommodation Entrance Hall Way

With laminate style floor covering. Storage off, ideal for coats.

Bedroom One

11' 5" \times 11' 2" ($3.48 \text{m} \times 3.40 \text{m}$) Spacious light and airy carpeted bedroom with Juliet balcony. Radiator.

Bedroom Two

7' 10" x 7' 9" (2.39m x 2.36m) Carpeted bedroom with double glazed window to rear aspect. Radiator.

Lounge

13' 1" x 10' 8" (3.99m x 3.25m)
Spacious carpeted lounge, with double glazed window to front aspect. Inset down lights to ceiling. Radiator.

Kitchen

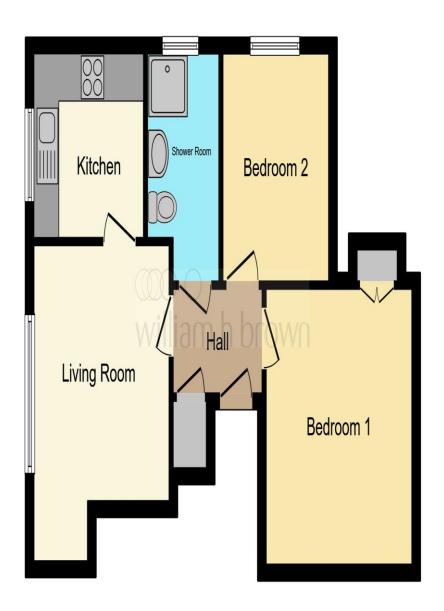
9' 6" x 6' 3" (2.90 m x 1.91 m) Attractive shaker style kitchen with a good range of wall and base units. Integral oven and gas hob, with concealed extractor over, plumbing for washing machine and partial tiled walls.

Shower Room

Contemporary white bathroom suite, with walk in shower, rainfall shower head and additional handset. Wash hand basin and low flush WC. Laminate style floor covering, with modern tiled walls. Extractor and chrome style ladder radiator. Obscured double glazed window.

External

An allocated parking space with the flat. Further benefiting from two visitors parking shared between the four properties.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





welcome to

Library Court Huddersfield Road,

New Mill Holmfirth

- Vacant Possession
- First Floor Flat
- Two Bedrooms
- Allocated Parking Space
- Central Village Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£135,000



check out more properties at williamhbrown.co.uk



Property Ref: HMF108214 - 0002 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DF



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.