



Water Hall Court, New Mill Holmfirth HD9 7JJ

welcome to

Water Hall Court, New Mill Holmfirth

FIRST FLOOR APARTMENT SPECIFICALLY FOR THE OVER 55'S REFURBISHED TO A HIGH STANDARD BY THE CURRENT VENDOR LOCATED CENTRALLY IN THE VILLAGE OF NEW MILL.

Summary

Centrally located within the popular village of Holmfirth is the first floor apartment affording generous two bedroom accommodation recently updated to a high standard by the current vendor. Presented in move in condition the property briefly comprises: entrance hall, sizeable lounge/dining room, breakfast kitchen, aforementioned double bedrooms and shower room. Externally there are communal gardens and access to a garden room/conservatory along with off street parking. Local amenities and bus routes are on the doorstep meaning an internal inspection would be highly recommended.

Accommodation

Entrance Hall

The entrance hall has a cylinder cupboard, economy 7 heater and various wall light points whilst doors lead to the following rooms:

Lounge/Dining Room

21' 10" x 11' 8" (6.65m x 3.56m)

Beautifully presented and boasting ample space for both dining and lounge furniture the room has a wall mounted living flame electric fire as its focal point along with decorative coving to ceiling, wall light points and a storage heater. Natural light passes through the room via the double glazing to two aspects.

Breakfast Kitchen

13' 4" x 7' 8" (4.06m x 2.34m)

Fitted with a stylish range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. The range of appliances include the electric hob with extractor hood, electric oven, and integral washing machine, fridge and freezer. Having a vinyl floor

covering the room is also double glazed to two aspects.

Bedroom One

17' plus door recess x 8' (5.18m plus door recess x 2.44m)

An excellent principle bedroom with fitted wardrobes, storage heater, double glazed window to front aspect along with French style doors leading to Juliet balcony.

Bedroom Two

9' 3" x 8' 5" (2.82m x 2.57m)

An ideal guest room with storage heater and double glazed window to front aspect.

Shower Room

Modern white suite comprising of low flush w/c and vanity style hand washbasin with double quadrant shower cubicle. There is a vinyl floor covering, complementary panelled surrounds, a chrome effect heated rail ladder and an extractor fan.

External

The property has use of communal ground/gardens and access to a shared conservatory/garden room. There is also off street parking for one vehicle.





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- First Floor Apartment
- Two Bedroom Accommodation
- Immaculate Presentation
- Parking
- Communal Gardens/Garden Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1190.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 200 years from 01 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000

directions to this property:

Leave Holmfirth via Station Road. Upon reaching the village of New Mill proceed along Sheffield Road and the property can be found on the left hand side.



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

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Property Ref:
HMF108243 - 0003

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