

Flat 15 Royd Mill 77 Luke Lane

Thongsbridge, Holmfirth, HD9 7RZ

This two-bedroom penthouse flat is situated in a highly regarded converted development of only 15 flats. Located on the third floor, also having lift access. Within walking distance of local village amenities and Holmfirth centre is also a short distance away with a wider array of amenities available. A beautiful, rural setting, with stunning views enjoyed from the two large balconies, which are one of the highlight features this property has to offer. These outdoor spaces not only provide fabulous seating areas but also offer breathtaking views of the surrounding area, making them ideal for enjoying a morning coffee or a glass of wine at sunset - sure to impress guests! The spacious open plan living kitchen with windows to three sides allow in a terrific amount of natural light and gives an airy feel. This vast space makes it ideal for entertaining family and friends. The property also benefits from having an allocated secure parking space behind electric gates. **NO CHAIN!**

£285,000

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- TWO BEDROOM PENTHOUSE FLAT
- ENSUITE TO THE MASTER BEDROOM
- TWO LARGE & PRIVATE BALCONY SEATING AREAS CAPTURING MAGNIFICENT, RURAL VIEWS
- OFFERING GENEROUSLY SIZED ACCOMMODATION
- GAS CENTRAL HEATING
- ALLOCATED PARKING BEHIND ELECTRIC GATES
- BEAUTIFULLY SPACIOUS, LIGHT & AIRY LIVING KITCHEN
- CLOSE TO LOCAL AMENITIES & HOLMFIRTH CENTRE
- NO CHAIN

Entrance

Open Plan Living Kitchen

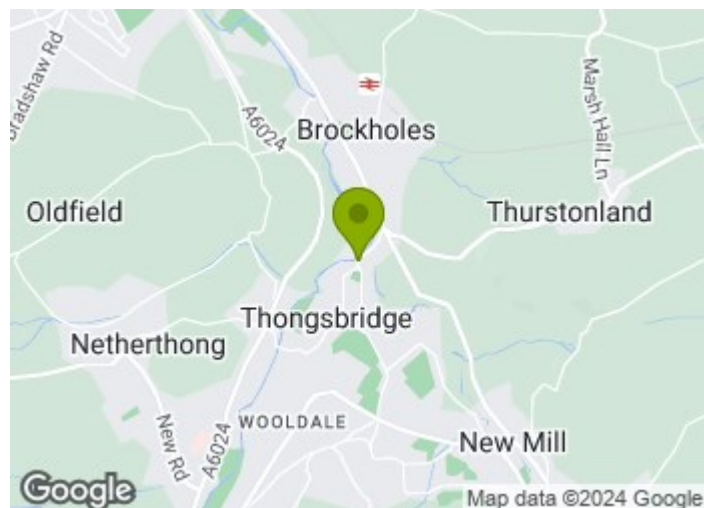
Bathroom

Master Bedroom

Ensuite

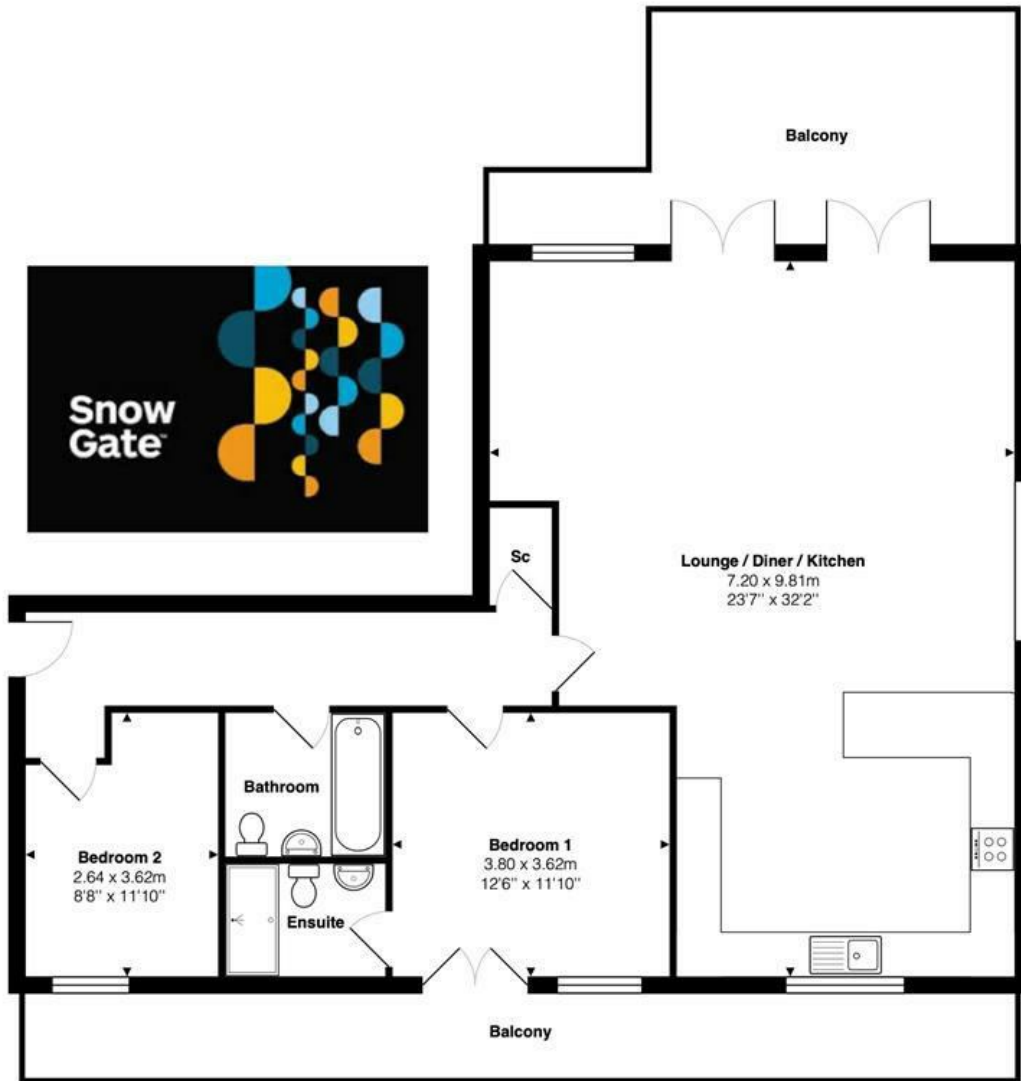
Bedroom Two

Balconies & Parking





Floor Plan

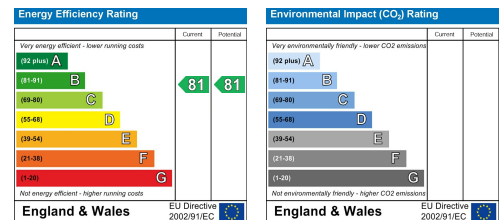


Royd Mills, 77, Luke Lane, Thongsbridge, Holmfirth, HD9 7RZ

Total Area: 102.4 m² ... 1102 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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