







46 OATS ROYD MILL

LUDDENDEN | HX2 6RL

Located in the superb Grade II Listed Oats Royd Mill complex, enjoying some of the finest panoramic views in Calderdale, this individually designed apartment provides exceptionally spacious three-bedroom / three-bathroom accommodation, with a sleek, well-equipped living dining kitchen, and a separate bright and airy living room with private balcony from which to enjoy the stunning valley views.

The property includes a private courtyard garden, featuring the original industrial roof beams and trusses, which provide a striking entrance to this unique home. In addition, there is under-cover parking for two vehicles within this gated Victorian complex.



ACCOMMODATION

- Courtyard Garden
- Living Dining Kitchen
- Inner Hallway
- Living Room
- Balcony
- Bedroom 1
- En-Suite Shower Room
- Bedroom 2
- En-Suite Shower Room
- Bedroom 3
- Family Bathroom

COUNCIL TAX BAND

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INTERNAL NOTES

From a private courtyard garden, with stone flagged floor and timber garden room with sauna, bi-fold doors lead into the living dining kitchen with contemporary floor to ceiling units to one wall housing an integrated fridge freezer, two electric ovens and steam oven with warming drawer below. An island unit houses a sink with Quooker tap and an induction hob. The adjacent utility room houses fitted units with a sink, a dishwasher, and space for a washer and dryer.

An inner hallway includes two storage cupboards and provides access to all rooms. The large living room features a picture window, French doors and skylights, which flood the space with natural light. The french doors lead out to the balcony with stunning valley views.

The property benefits from three double bedrooms, all with skylight windows. Bedrooms 1 and 2 both benefit from three-piece en-suite shower rooms and built-in storage. The third bedroom is currently utilised as a study and snug. The accommodation is completed by a four-piece house bathroom.

EXTERNAL

Electronic entrance gates to the development provide access to the two allocated covered parking spaces. The communal grounds of Oats Royd Mill are beautifully landscaped and include a mill pond which has private fishing rights for residents, and a decked picnic area with outstanding open countryside views across the valley.

LOCATION

Oats Royd Mill, once the largest worsted mill in the area and now a spectacular place to live, lies between the rural villages of Luddenden, Booth and Midgley. Nearby amenities include two village schools, a community run general store / community room, church, village pub, and a convenience store / post office. Superb walks can be enjoyed in all directions and there is an excellent network of bridleways for the outdoor enthusiasts.

There is a bus service from outside the property, regular trains to Leeds and Manchester from local stations at Sowerby Bridge, Mytholmroyd and Hebden Bridge, and the M62 motorway is within 30 minutes' drive.

SERVICES

All mains services.

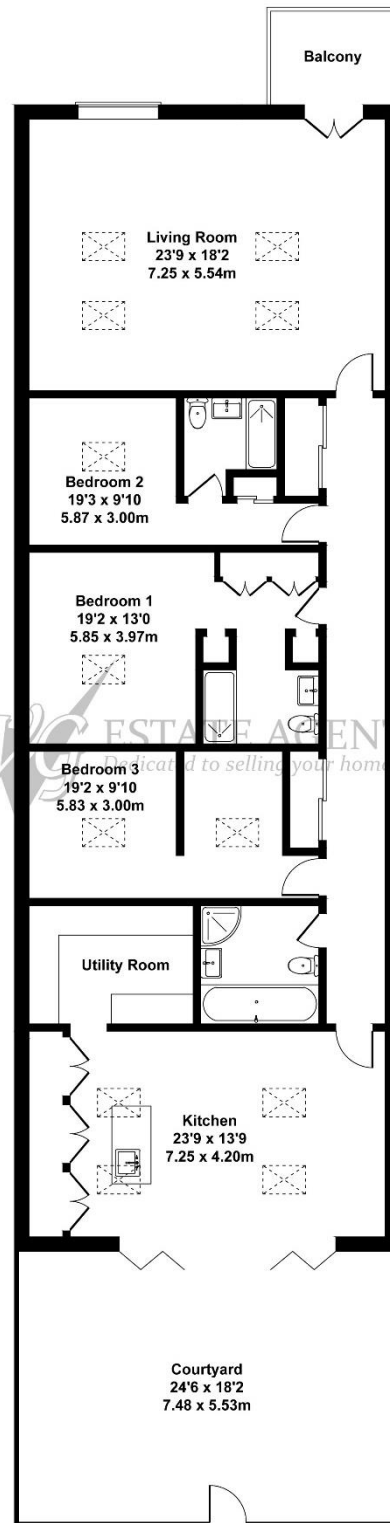
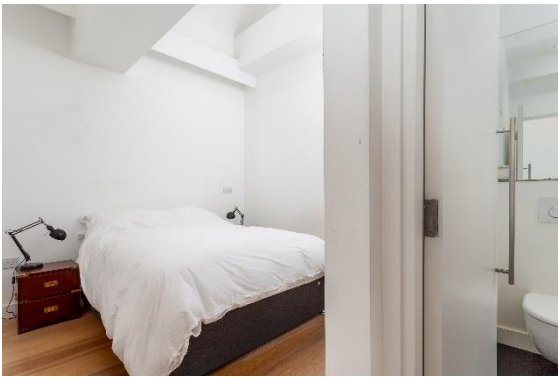
TENURE

Leasehold, residue of 999 years from 1st January 2003. The annual Service charge is £2516 which includes external maintenance including external windows, communal areas, car parks and buildings insurance. Each property in the complex owns one share of the freehold and the mill has its own management company.

DIRECTIONS

From Halifax centre take the A646 Burnley Road towards Hebden Bridge. Continue for approx. 4 miles until reaching the Luddendenfoot traffic lights (That's Amori Italian Restaurant). Turn right into Luddenden Lane and continue uphill towards Midgley. At the left hand bend (post box) turn right onto Duke Street. Continue ahead until reaching the Mill. No.46 can be found on the right within the 2nd gated area of the mill complex. For viewing purposes park on the road and press the buzzer at the pedestrian gate. Walk towards the left hand side of the courtyard, into the covered parking area; the entrance to No.46 is towards the far right corner.







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