







23 OATS ROYD MILL

LUDDENDEN | HX2 6RL

This exceptional three-bedroom duplex penthouse is located within the prestigious Oats Royd Mill development in Luddenden, offering spacious contemporary living across two floors. Enjoy stunning views of the Luddenden Valley from the open-plan living area and private balcony that overlooks the communal gardens and a picturesque mill pond.

Set within a secure, gated community, residents have access to beautifully landscaped grounds and two allocated parking spaces. Ideally located near Hebden Bridge and Mytholmroyd, this property offers a perfect blend of rural tranquility and modern convenience with local amenities and transport links nearby.



ENTRANCE FLOOR

Entrance Hall
Open Plan Living Room
Kitchen
Bedroom 1
Bathroom
Utility Room

UPPER FLOOR

Bedroom 2
Ensuite Shower Room
Bedroom 3

COUNCIL TAX BAND

C

EPC RATING

B

INTERNAL

This exceptional three-bedroom duplex penthouse occupies the top two floors of the prestigious Oats Royd Mill development in Luddenden. The spacious and contemporary apartment boasts an open-plan living area, with French doors leading to a private balcony offering stunning views of the communal gardens and Luddenden Valley. The recently updated modern kitchen features sleek fitted units and high-quality appliances, including a freestanding range with gas hob, double electric ovens, a dishwasher, and a fridge/freezer. The entrance level includes a generous double bedroom, luxurious four-piece bathroom, a utility room, and storage. The upper floor includes two double bedrooms, one with an en-suite shower room and Velux skylights.

EXTERNAL

The property is set within a secure, gated development and benefits from two allocated parking spaces. Residents enjoy access to beautifully landscaped communal gardens, which include a tranquil mill pond, decked terrace, and lawned areas. The private balcony provides an ideal space to enjoy the peaceful surroundings and stunning views of the countryside.

LOCATION

Situated in a semi-rural area on the outskirts of Luddenden, the Oats Royd Mill development is surrounded by the picturesque countryside of the Luddenden Valley. Despite its peaceful setting, the property is conveniently located within easy reach of local amenities in nearby Hebden Bridge and Mytholmroyd. Both towns offer excellent transport links, including nearby rail stations providing access to Leeds, Manchester, and beyond.

SERVICES

The apartment benefits from double glazing, gas central heating, and mains water, electricity, and drainage. The property is set within a well-maintained development with secure gated access and intercom entry for additional peace of mind.

TENURE

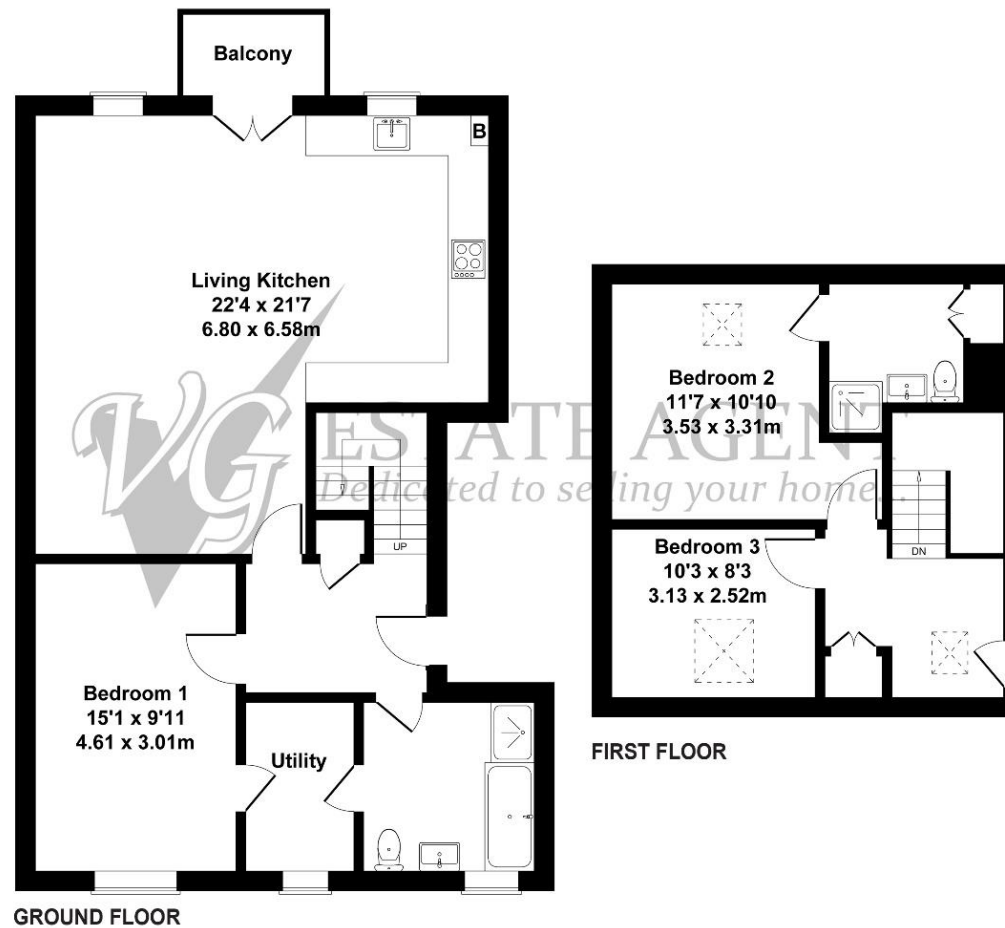
Leasehold, residue of 999 years from November 2005. The annual service charge of £1934 includes external maintenance including external windows, communal areas, car parks and buildings insurance. Each property owns one share of the freehold.

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.



Approximate Gross Internal Area
1195 sq ft - 111 sq m





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.