



46 Heritage Mills Brook Lane

Golcar, Huddersfield, HD7 4HG

Offers Around £170,000 Leasehold





Offered to the market with the benefit of no upper chain is this superb, stone built three bedroom duplex apartment. Located within the prestigious Heritage Mills development on the fringe of Golcar Village, the property was converted in 2007 to a very high standard throughout, and provides well planned accommodation with off road parking. Ideally situated for access to the M62 and Huddersfield town centre, the property would be of particular interest to a first time buyer or young professional couple.

Location

From the entrance to the development, a driveway leads round to the rear of the main mill conversion where the property can be found to the left, down the stairs from the car park. This is a popular village location with good local primary and secondary schools, as well as many local amenities in Golcar and Lindley village. Huddersfield town centre, Huddersfield Royal Infirmary and the M62 are within easy reach and there are many pleasant country walks available via the nearby canal, River Colne and the Colne Valley.

Accommodation

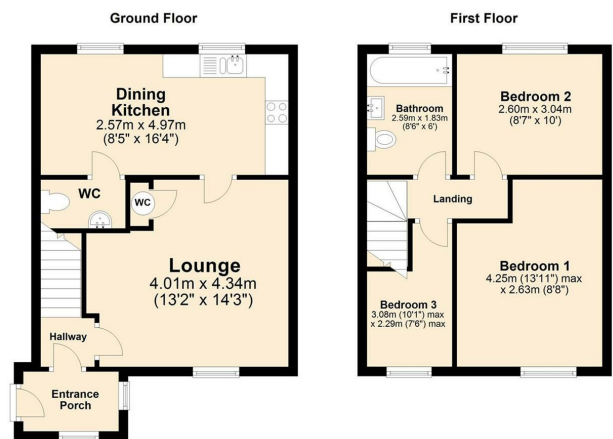
A timber door enters into a spacious porch with dual aspect windows and tiled floor. An inner door leads through to the hallway with open staircase leading up to the first floor accommodation. The good size lounge benefits from an exposed stone wall, Oak flooring, and a useful linen cupboard which houses the water heater. Set to the rear, a well planned dining kitchen enjoys a good range of base, wall and drawer units with contrasting work surfaces incorporating a 1 and ½ bowl sink with drainer and mixer tap over, and a four ring Smeg electric hob with extractor hood above. Integrated appliances include a Smeg electric oven, Smeg dishwasher, fridge and freezer and plumbing for a washing machine. Tiled flooring runs throughout the dining kitchen and into the WC with wall mounted wash hand basin with mixer tap and tiled splashback, and low flush WC.

To the first floor there are three bedrooms; a good sized double and a single to the front with another double bedroom to the rear. Adjoining the rear bedroom is a fully tiled family bathroom with a Villeroy & Bosch suit comprising of a wall mounted wash hand basin with mixer tap, low flush WC, bath with mixer tap and shower over. With wall mounted heated towel rail, glass shower screen, rotating fitted shelving/mirror unit, shaver socket and extractor fan.

Externally there are communal grounds with a dedicated parking spot in front of the apartment, and additional visitor parking spaces near the entrance to the development. The property benefits from all mains services with the exception of gas. Heating is provided via wall mounted electric panelled heaters throughout.

Lease Details

Term : 999 years (less 10 days) from 1 January 1865
 Service charge for period 1st Jan to 31 Dec 2024: £1,619.74
 Ground Rent: TBC.



Council tax band: B
 EPC rating: E
 Ground rent: TBC
 Service charge: £1,619.74 per annum

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