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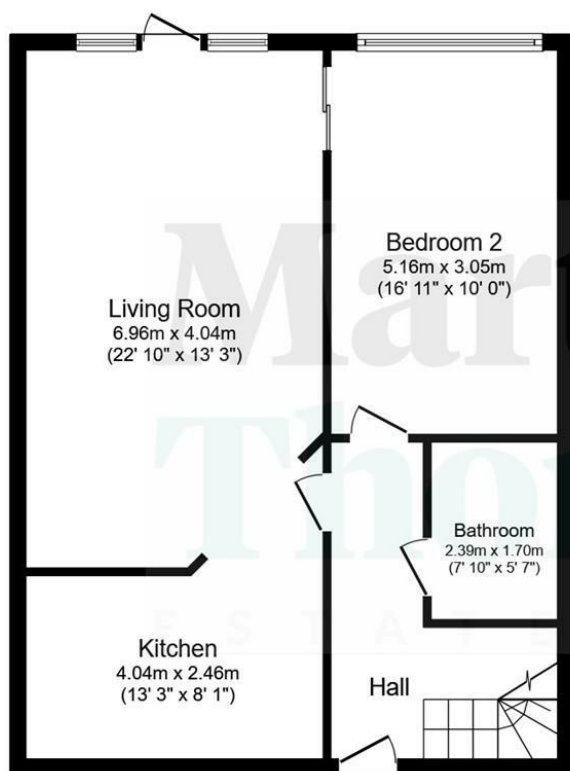
Low Westwood Lane, Linthwaite Huddersfield,

**Offers in the region of
£160,000**

Situated on the second floor of this former mill is this three-bedroom apartment offering accommodation over two levels. It has a balcony from which pleasant views over the canal and beyond can be enjoyed. The accommodation comprises an entrance hall with security system, kitchen and living room area with good views, bedroom and bathroom. On the first floor is a bedroom with en suite and a mezzanine bedroom overlooking the living room area. The apartment may prove suitable for a professional couple looking to access nearby motorway networks and amenities in Slaithwaite village along with the railway station. There is an allocated parking space along with visitor parking. Viewing is highly recommended.

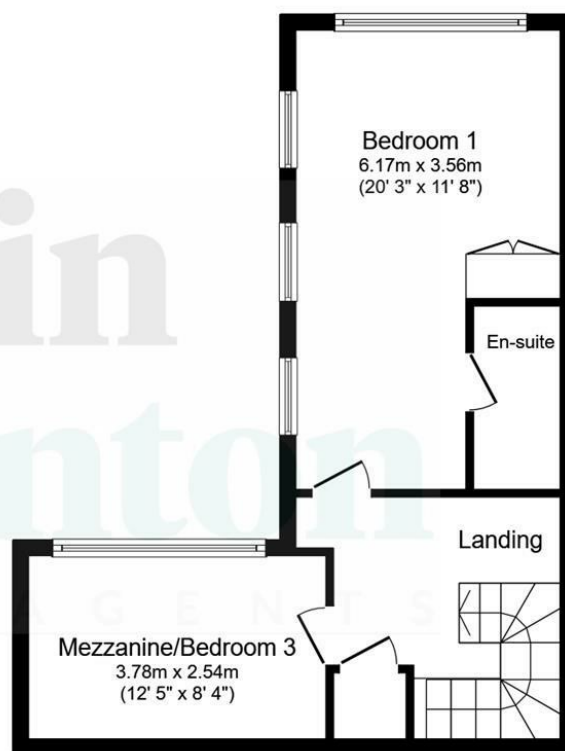
Low Westwood Lane, Linthwaite Huddersfield,

Floorplan



Ground Floor

Floor area 68.1 sq.m. (733 sq.ft.)



Mezzanine

Floor area 42.7 sq.m. (460 sq.ft.)

Total floor area: 110.8 sq.m. (1,192 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Low Westwood Lane, Linthwaite Huddersfield,

Details



Communal Entrance

An external door gives access to the communal entrance with a fob and key code security system. A communal lift gives access to the apartment which is on the second floor, with a set of timber doors and further fob and key code security.

Apartment Entrance Hall

A timber door gives access to the entrance hall which has ceiling downlighting, an intercom entry system, hanging hooks and an electric fuse box. There is a spindle staircase and access to the following rooms:

Kitchen Area

A timber door gives access to the split-level living kitchen. The kitchen area has a range of wall and base units, drawers and roll-edge worktops with matching upstands. There is under-unit lighting. Integrated appliances include an oven, electric hob with canopy style filter hood, fridge, freezer and dishwasher. There is a stainless steel sink unit with twin taps, tiled flooring, an extractor fan and banks of inset downlights. From here, three steps lead to the living room area.



Living Room Area

This area has lots of natural light from a large window overlooking the canal and beyond. It has oak style laminate flooring, timber and glass balustrades, three wall light points and a radiator. A patio door gives access to the balcony. Three steps lead down to bedroom one.



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Bedroom

This bedroom has a continuation of the oak style laminate flooring and a large uPVC window overlooking the canal and beyond. There is a radiator and downlighting. A sliding mirrored door gives access to the living room area. Access can also be gained via a timber door from the entrance hall.



House Bathroom

The modern white suite comprises a panelled bath with mixer tap rising to a shower head, a pedestal wash hand basin with overlying mixer tap and a low-level WC with concealed cistern. There is a tiled effect floor with contrasting tiled walls around the shower cubicle and to dado height behind the cistern and hand basin. There is a wall-mounted LED mirror, along with an electric shaver point, an extractor fan, two ceiling downlights and a chrome ladder style heated towel rail.



First Floor Landing

From the entrance hall, a staircase rises to the first floor landing which has a ceiling light point and a useful storage cupboard, home to the hot water system.

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Bedroom

This double bedroom is situated at the front of the apartment and has a stunning outlook over the canal and beyond. It has wall-length fitted wardrobes with hanging and shelving, two ceiling light points, plenty of space for further furniture and a radiator. Being the master bedroom, it has the advantage of an en suite bathroom.



En Suite Bathroom

The modern white suite comprises a panelled bath with twin taps rising to a shower head, a pedestal wash hand basin with overlying mixer tap and a low-level WC with concealed cistern. The floor is tiled with contrasting tiled effect walls to dado height and around the bath. There is a wall-mounted LED mirror, along with an electric shaver point, an extractor fan and a chrome ladder style heated towel rail.



Tenure

The vendor has informed us that the property is Leasehold and we await further information.

Low Westwood Lane, Linthwaite Huddersfield,

Directions

