

martin-thornton.com
01484 508000



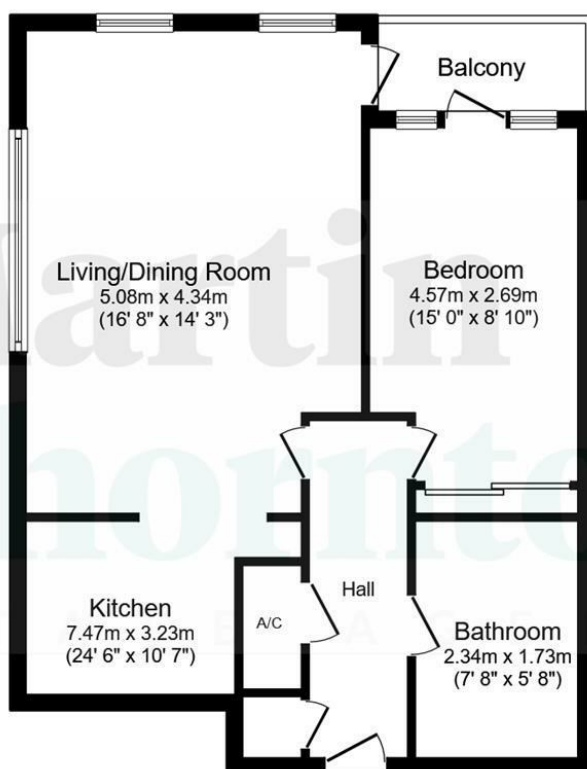
Stoney Lane, Longwood Huddersfield,

**Offers in the region of
£115,000**

This very well-appointed, spacious one-bedroom apartment is located on the third floor of this converted former mill. It is positioned at the rear of the property with a south-westerly aspect, creating a light and bright interior. The apartment retains original character with exposed stone and brickwork, complemented by neutral decor and contemporary fixtures and fittings. It is a perfect commuter base with ease of access to the nearby M62. The accommodation comprises a communal entrance with lifts and stairs, apartment hallway, large open-plan living/dining kitchen, covered balcony, one double bedroom and a bathroom. The property has electric heaters and double-glazing. Externally, there is an allocated parking space. An inspection is an absolute must to appreciate the presentation and overall space on offer.

Stoney Lane, Longwood Huddersfield,

Floorplan



Floor Plan

Floor area 61.2 sq.m. (659 sq.ft.)

Total floor area: 61.2 sq.m. (659 sq.ft.)

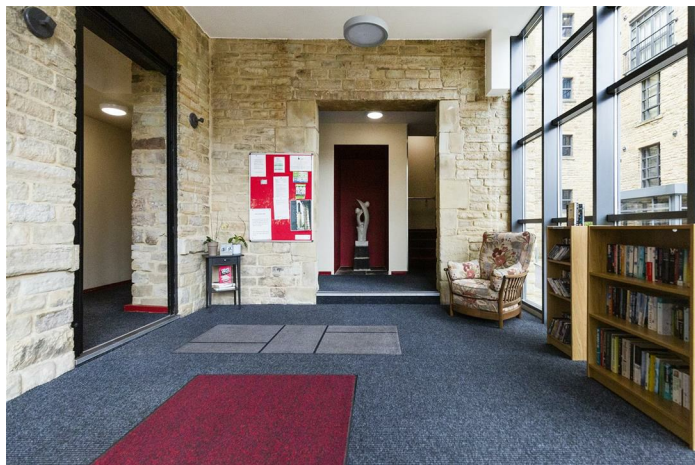
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Stoney Lane, Longwood Huddersfield,

Details

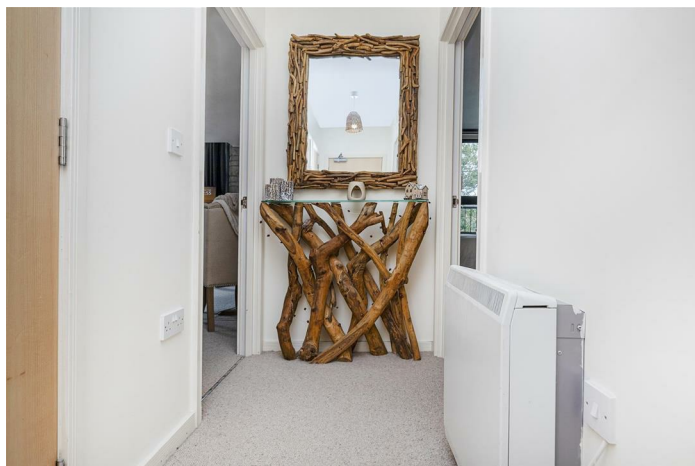


Communal Entrance



An entrance door with an entry phone system gives access to the communal hallway, which has lifts and stairs. The apartment itself is positioned on the third floor.

Apartment Hallway



This hallway has an entry phone system for the communal entrance door, a useful storage cupboard and a larger airing cupboard with a cylinder. There is an electric heater and a door leading to the open-plan living/dining kitchen.

Living/Dining Kitchen



This room certainly has the wow factor and is particularly light and bright, enjoying a dual aspect with windows to the side and rear elevations. There is exposed stone and brickwork. The kitchen area has wall cupboards and base units with working surfaces and a stainless steel sink unit. It has brick style tiled splashbacks. Integrated appliances comprise a Neff oven and hob with a canopy style filter hood above, a fridge and freezer, washing machine and dishwasher. The kitchen area has a half height wall, which helps to demarcate it from the living and dining areas. There is an oak style laminate floor and a feature column, relating back to the mill's original heritage. The adjoining living/dining area is particularly spacious, light and bright, with plenty of space for furniture. The orientation of the apartment, being positioned at the rear of the mill, enjoys a south-westerly aspect. The room has electric heaters and a door leading to a balcony.

Stoney Lane, Longwood Huddersfield,

Details



Balcony



The covered balcony has exposed stonework and timber decking. It can also be accessed from the bedroom and provides useful outdoor eating/sitting space.

Bedroom



This large double bedroom has sliding door wardrobes, one with a mirror finish. A glazed door with windows on either side leads out onto the covered balcony. There is provision for a wall-mounted TV, along with neutral decor and an electric heater.

Bathroom



The white three-piece suite comprises a panelled bath with a glazed screen and a hand-held shower attachment from the mixer tap, a wash hand basin and a low-level WC. There is full height tiling around the bath with half-height tiling to the remaining walls, along with an extractor fan and an upright chrome electric towel heater.

External Details



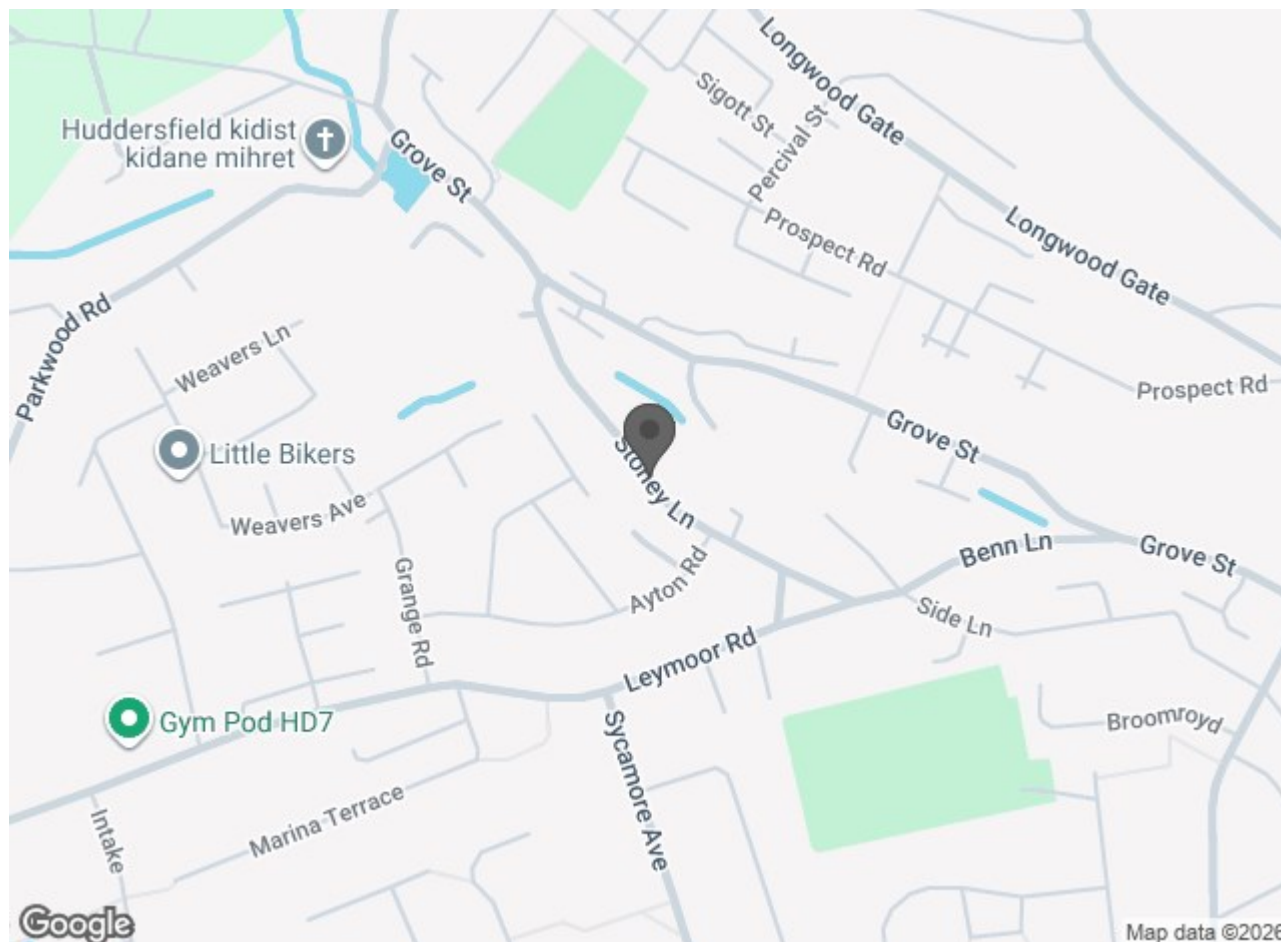
At the rear of the property, there is an allocated parking space.

Tenure

The vendor informs us the property is Leasehold.

Stoney Lane, Longwood Huddersfield,

Directions



Stoney Lane, Longwood Huddersfield,

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**