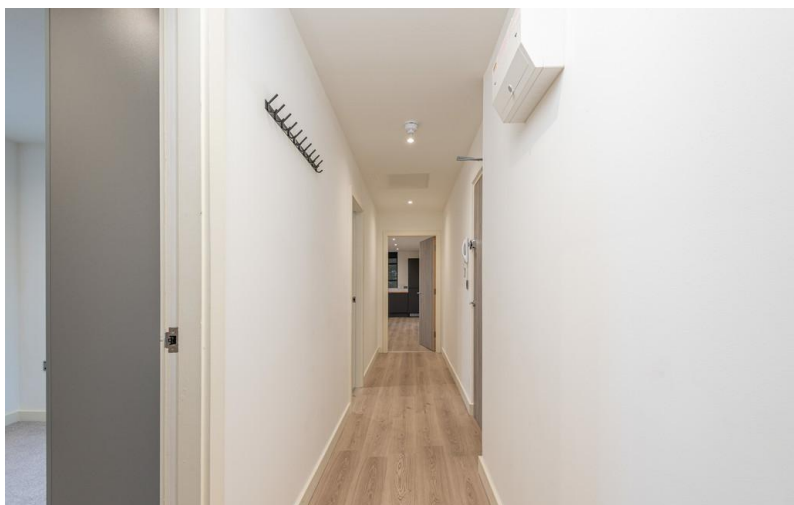


FOR SALE



Green Mill Apartments, Green Lane

2 Bedrooms, 2 Bathroom, First Floor Apartment

Fixed Price £190,000



Green Mill Apartments, Green Lane

2 Bedrooms, 2 Bathroom

Fixed Price £190,000

- Fabulous Top Floor Apartment
- Stunning Rural Location
- Luxuriously Appointed Throughout
- Magnificent Living/Dining Kitchen
- Master Bedroom With En-Suite

PROPERTY DESCRIPTION Martin & Co. Huddersfield are delighted to bring to the market this most stylish and luxuriously appointed top floor apartment located within a sympathetic mill conversion and being within walking distance of Holmfirth centre. Offered with the added benefit of vacant possession and no vendor chain involved the apartment enjoys fabulous rural views and wonderful countryside walks right on your doorstep. Having an allocated parking space and local bus routes approximately three hundred metres away. The apartment has electric heating, double glazing and a security system.

The relatively small apartment block consists of just three floors and is entered by a key pad entry system via the communal door which leads into a Hall with a single flight of stairs to the Landing where Apartment 11 can be found.

The apartment entrance door leads into a very generous Hallway (20' x 3'7") which has recessed down lights to the ceiling and with doors to the following accommodation.

The open plan Living/Dining Kitchen (23'10" x 12'10") is a most impressive room enjoying super views though two large windows to the side, there is an additional window to the Kitchen. The spacious Living/Dining room is perfect for entertaining and dining and has recessed down lights to the ceiling. The Kitchen is extremely well equipped with a range of Dark Grey and White units to base and wall with complimenting work surfaces over together with a stainless steel sink unit with mixer tap. Integrated appliances include a four ring electric hob with an extractor hood above plus a built-in electric oven, dishwasher, washing machine and fridge and freezer. The room has laminate flooring and recessed down lights.





The Master Bedroom (8'11" x 9'11") also enjoys views of the surrounding countryside and has fitted floor to ceiling wardrobes with sliding doors and a built-in cupboard housing a hot water cylinder. A door leads to the En-Suite Shower Room/wc (8' x 5'7") which is fitted with a modern White three piece suite comprising of a shower enclosure with an electric shower with a rainfall head plus separate hand held shower, low level wc and a wall mounted rectangular sink unit. The room also has majority tiled walls and tiled floor plus a heated chrome towel heater.

The second Bedroom (9'9" x 8'11") also overlooks the countryside and has a window to the side.

The House Bathroom/wc is fitted with a modern White three piece suited comprising a tiled surround bath, concealed cistern low flush wc and a pedestal wash hand basin. Also having part tiled walls, tiled floor and a chrome heated towel rail.

AGENTS NOTE: We are advised by our client that the

Management Charge is £1348.00 and the Ground Rent is £250.00 both payable per annum. The Buildings Insurance is £298.00 per annum and runs from October - September.

This fabulous top floor apartment is sure to appeal to a variety of discerning purchasers and early viewing is definitely recommended. This can be arranged by calling our Huddersfield office on 01484 453935.

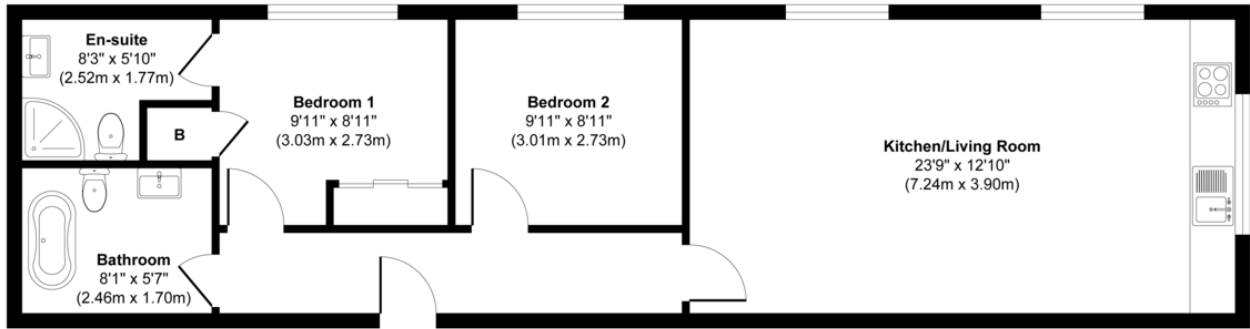




See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C





Floor Plan

Approx. Gross Internal Floor Area 675 sq. ft / 62.79 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

