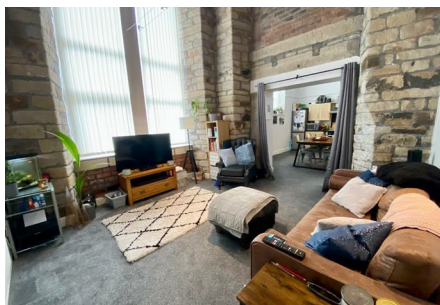




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 6 Saville Court, Huddersfield, HD3 4JT

**Offers In The Region Of £94,995**

**\*REDUCED TO SELL\* \*OFFERED FOR SALE TO AN ARRAY OF BUYERS INCLUDING BUY TO LET INVESTORS WITH A SIT IN TENANT OR FIRST TIME BUYERS\* "Are You Looking For A Stunning Apartment? Now offered FOR SALE in this stunning Mill Conversion at Saville Court of Milnsbridge and on the edges of Longwood, ADM Residential are pleased to market this tastefully decorated, two true double bedroom apartment which is situated in a charming converted mill. Ideally set on the ground floor, offering an abundance of charming features including stunning exposed stone walls, high ceilings and large windows which allow a flood of natural light. Located close to all village amenities and easy access towards Marsh Paddock and Lindley with the M62 Motorway Networks a few minutes away, popular transport links and just a few miles to Huddersfield town centre. There are well maintained communal entrances, staircase and lift. The apartment boasts double glazing, electric heating and security intercom, accommodation briefly comprises of: entrance door, reception hallway, storage room, large open plan lounge with breakfast dining/kitchen, a modern bathroom and two large double bedrooms with the main bedroom boasting en-suite facilities. The property comes with an allocated parking space, communal area and viewings are by appointment only - Please Call ADM Residential today on to book an appointment \*NOT TO BE MISSED\* \*VIRTUAL VIEWINGS AVAILABLE\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
T: 01484 644555 | E: sales@admresidential.co.uk  
www.admresidential.co.uk





## ENTRANCE COMMUNAL DOOR/ HALLS



Communal entrance with secure entry door leading to lobby area, door leading to the lifts and stairs leading to all floors:

### Ground Floor

This apartment is located on the ground floor of this converted Mill.

## ENTRANCE DOOR/ HALLWAY



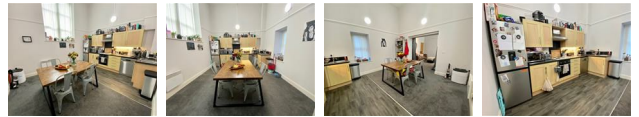
Newly redecorated reception hallway, with wall mounted intercom security system, electric wall heater, door leads to all rooms:

## OPEN PLAN LOUNGE AREA 14'0" x 12'9" (4.29 x 3.89)



This larger than average newly decorated open plan lounge area with high windows to side aspect featuring exposed stone work and vaulted ceilings, TV point, Telephone point, finished with newly laid carpet flooring and wall mounted electric wall heater, archway leading to:-

## OPEN PLAN KITCHEN AREA 4.65 x 3.89 (1.22m.19.81m x 0.91m.27.13m)



Newly redecorated modern style open plan kitchen / dining area with twin aspect windows to side and rear elevations, featuring a matching range of base and wall units in beech wood effect with roll edged laminate work surface comprising: inset stainless steel sink unit and drainer with chrome mixer tap, integral electric cooker and hob with over head extractor fan, finished with laminate flooring.

## BEDROOM ONE 18'6" x 11'5" (5.66m x 3.48m )



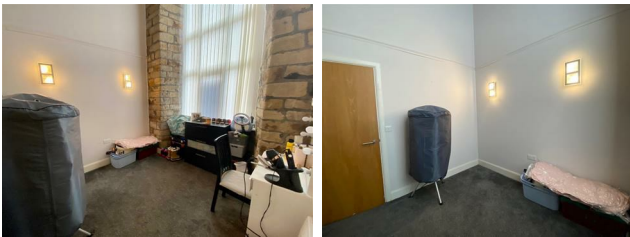
Recently redecorated, Large master bedroom with window to side elevation comprising en-suite, electric heaters and beige carpet, featuring original stone wall, leading to:-

## EN-SUITE



En-suite shower room, comprises of shower cubical with electric shower, hand wash basin and w/c:-

## BEDROOM TWO 9'8" x 9'1" (2.97 x 2.79)



Redecorated, Second bedroom with electric heater and beige carpet

## BATHROOM



A modern fitted bathroom consisting of three piece bathroom suite in white with chrome effect fittings. Consisting of panelled bath, hand wash pedestal, w/c, shower over bath with splash screen finished with vinyl flooring.

## STORAGE ROOM

Storage room with plumbing for automatic washing machine and housing for fuse box

## RENTALS

Professional Tenancy in situ, sold with the tenancy

## ABOUT THE AREA:

The Huddersfield Narrow Canal runs through Milnsbridge close to the River Colne. A viaduct

carries the trans-Pennine Huddersfield Rail way which runs through Milnsbridge which links Leeds and Manchester via Huddersfield. Milnsbridge spreads through Cowlersley to Golcar, Longwood and Paddock.

The main primary school in Milnsbridge is Crow Lane and the main high schools around the area is Royds Hall High School, Salendine Nook and Colne Valley.

Before we reach Milnsbridge on our Colne Valley Walk the canal makes an S bend as it crosses a restored aqueduct leaping over the River Colne. Here, below us, the river tumbles over a semi-circular weir you can see it if you look down through the trees. A few more locks lower the canal still more, before it passes under the main road leading into Milnsbridge.

Colne Valley Walk presents itself at Milnsbridge, you could catch a bus on Manchester Road to take you back to your start point. Walking from Marsden and Slaithwaite, leave the towpath before it passes under the main road.

Milnsbridge has shops, cafes and pubs to take your mind off the walking for a while. Leave the towpath and walk down the main road into the village.

## Tenure

THE PROPERTY IS LEASEHOLD, WITH THE LEASE STARTING ON THE 26/04/2010 AND ENDING ON THE 20/12/2871.

Annual ground - Annual service charge - £1,390.80 Approximately Building insurance costs £ 871 tba

## Communal Area

Please note there is parking to the rear via security car park:

## Council Tax Band "B"

Please note council Tax Band is "B"

## DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for

guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

We hold an EICR on this property.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

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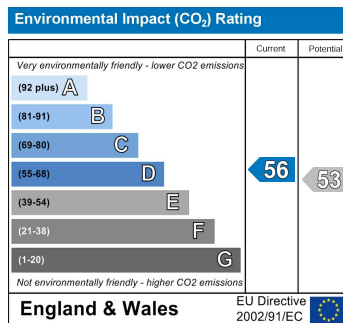
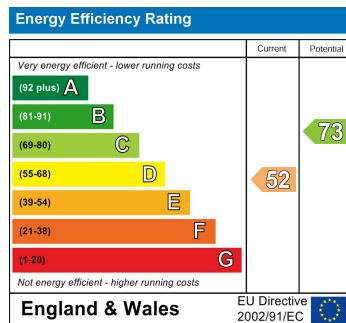
#### **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.





## Energy Efficiency Graph



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