

**8 The Woodlands, Holmfirth, HD9 4NN****Offers In The Region Of £269,995**

\*OFFERED FOR SALE\* \*SUPERIOR SETTING OF MELTHAM\* \*A STUNNING LOCATION\* Situated in this highly desirable location of Meltham, offering a stunning woodland aspect is this most impressive \*THREE BEDROOM\* residence set within a stunning Victorian Building which also offers 7 acres of well maintained, landscaped grounds for you to explore. Ideally situated in the highly regarded, picturesque village of Meltham on the fringes of the Peak District National Park. Located close to M62 commuter networks with great access to surrounding areas such as Manchester, Leeds and Sheffield whilst also providing excellent commuter links via local rail and bus services, being just a short distance away from charming walks and local amenities. The property boasts gas central heating and double glazing with security alarm system, this spacious accommodation briefly comprising of:- communal entrance with inner lobby and staircase rising to the first floor landing and hallway leading to this grand apartment. Entrance reception hallway which leads to the master bedroom boasting an en-suite facility, house bathroom, second bedroom and a third bedroom/working office with amazing views, the hallway leads onto this grand lounge/dining room boasting high ceiling and period features with a separate modern fitted kitchen. Externally the property benefits from communal grounds with off road parking for two vehicles, scenic views and well established communal grounds. Viewing is highly recommended to fully appreciate the size of this property. To book a viewing call ADM Residential on 01484 644555! \*NO CHAIN\*

## COMMUNAL ENTRANCE

Communal entrance door which leads to the reception hallway, access to meter cupboard and some extra storage space, staircase rises to the first floor:

## STAIRCASE LEADS TO FIRST FLOOR



Staircase rises to the first flooring landing with door leading to:

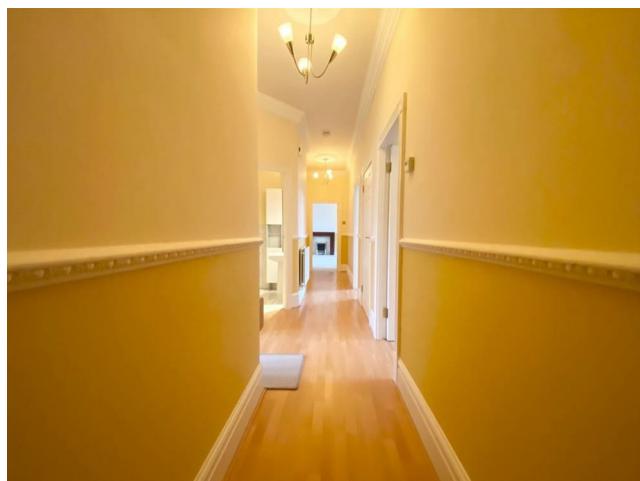
## INNER LOBBY

Inner communal lobby which leads to the apartment:

## ENTRANCE DOOR

Entrance door:

## ENTRANCE HALLWAY



Entrance hallway with ample storage cupboards, wall mounted intercom system. Finished with coved ceiling, dado rail, wall mounted gas central heated radiator and wood effect laminate flooring:

## MASTER BEDROOM 12'10 x 11'1

(3.66m'3.05m x 3.35m'0.30m)



Master bedroom with large double glazed windows to the rear aspect overlooking the stunning grounds, featuring fitted floor to ceiling wardrobes and built-in storage unit. Finished with a wall mounted gas central heated radiator and access to en-suite facilities:

## EN-SUITE 6'4 x 5'3 (1.83m'1.22m x 1.52m'0.91m)



A very well appointed partly tiled en-suite bathroom with three piece victorian style suite in white with chrome effect fittings, comprising of a step in shower cubicle with mains fitted shower with bi-folding glass door, hand wash pedestal basin and a low flush w/c. Finished with an extractor fan, wall mounted heated towel rail and tiled flooring:

## HOUSE BATHROOM 7'3 x 6'4 (2.13m'0.91m x 1.83m'1.22m)



A partly tiled house bathroom with a three piece suite Victoria style suite in white with chrome fixings, comprising of a pine wood panelled bath with waterfall mains fitted shower over bath and splash screen, hand wash pedestal basin and low level flush w/c. Finished with extractor fan, wall mounted heated towel rail and tiled flooring:

## BEDROOM TWO 12'1 x 10'3 (3.66m'0.30m x 3.05m'0.91m)



A second double bedroom with double glazed window which looks over the grounds to the front elevation. Featuring fitted wardrobes to one wall and finished with wall mounted gas central heated radiator and wood effect laminate flooring:

## BEDROOM THREE/OFFICE 12'6 x 10'3 (3.66m'1.83m x 3.05m'0.91m)



A third bedroom which is formally used as an office, with built-in dresser and filing cabinet, a fitted desk, and a further storage unit to one wall, wall mounted gas central heated radiator:

## LOUNGE/DINING ROOM 27'1 x 16'2 (8.23m'0.30m x 4.88m'0.61m)



This grand reception room/dining room boasts large windows to both front and rear aspects taking in the stunning views across the grounds, featuring high ceilings with suspended lights, picture rails and dado, useful storage cabinet to one alcove, a mahogany fire surround with inset electric fire, T.V.point, Telephone finished with carpet flooring:

## KITCHEN 12' x 9'10 (3.66m' x 2.74m'3.05m)



A delightful fully fitted kitchen consisting of a matching range of base and wall mounted units in beech wood effect with chrome effect fittings, contrasting working surfaces with an inset stainless steel sink unit and mixer tap, mosaic tiled splash backs, fitted with an array matching integrated appliances including, Neff gas hob and middle height double electric oven with grill, integrated fridge freezer and a washer-dryer. Finished with ceiling lights, wall mounted gas central heated radiator and tiled flooring:

## EXTERNALLY



Externally this unique residence offers access to a privately shared 7 acre grounds, which is enjoyed

year-round, great for families and are being professionally maintained by the groundsman, a large patio area which extends to the substantial lawn area with mature woodland and stunning walks, places for access to the peak district, the property includes two parking spaces and additional visitor parking is available. Residents share a secure bicycle shed and discrete bin storage:

## FURTHER PHOTOS



A selection of further photographs:

## 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

## ABOUT THE AREA

About the area are as follows:

This stunning hidden gem is set within this Woodlands development boasts beautiful, well-manicured grounds with woodland and patio areas approx. 7-8 acres in total. There is a remotely controlled gated driveway leading to the development, two allocated parking spaces and ample visitors parking. Set on the fringes of the Peak District National Park, fantastic commuter links to the surrounding countrysides and the Motorway.

The Woodlands was originally built circa 1871 as Meltham Mills Convalescent Home, commissioned by the local Philanthropist Charles Brook. Brook was one of local mill owning family and also built the nearby Pleasure Grounds and Bank Buildings. It is built in the Gothic style with grand arched windows, distinctive rooflines and a magnificent tall tower which sits above the apartment which

we are marketing. It was repurposed after the second world war becoming a School before eventually being converted to residential use in the late 1990s. There are 8 apartments in total and 4 houses. The properties enjoy a gated driveway from Royd Road which leads up to a parking area in front of the building where there are allocated spaces for each apartment (Number 8 has 2 spaces) and additional visitors parking. Surrounding the properties there are delightful communal gardens, predominantly to the rear of the house with mature woodland around the perimeter - the total grounds being approximately 7.6 acres.

## Council Tax Bands

The council Tax Banding is "E"

Please check the monthly amount on the Kirklees Council Tax Website.

## Tenure

This property is Leasehold

Lease Start Date: 16/11/2000

Lease End Date: 01/01/2999

Lease Term: 999 years from 1 January 2000

Lease Term Remaining: 973 years

Service charge approximately £4,600 per annum.

## Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

## EPC LINK

<https://www.theepcregister.co.uk/epc-search>

## 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.

#### **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.

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

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## Floor Plan

### 1st Floor Apartment

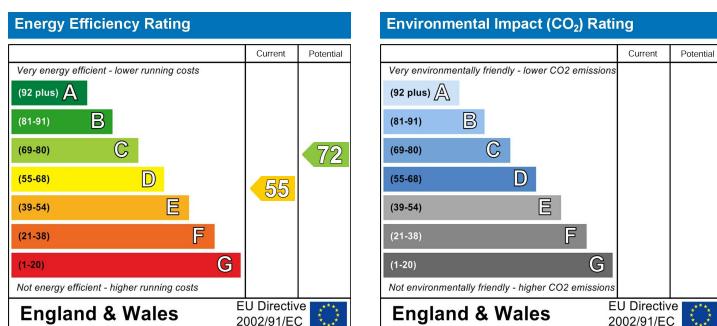
Approx. 1118.0 sq. feet



Total area: approx. 1118.0 sq. feet

### The Woodlands, Meltham, Holmfirth

## Energy Efficiency Graph



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