



Apartment 405, Parkwood Mill Stoney Lane, Longwood, Huddersfield, HD3 4ZQ

£98,500

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NO UPPER CHAIN

Situated within a popular converted mill, is this one-bedroom, 4th floor apartment which enjoys views overlooking the Mill pond and beyond. Being conveniently positioned for access to the M62 motorway and surrounding commuter routes. The accommodation comprises an entrance hall with a large built-in storage cupboard, an open-plan lounge and kitchen with dining area and dual-aspect windows, a 3 piece bathroom and a generous double bedroom with built-in wardrobes.

The property also provides electric wall-mounted heating, sealed unit double glazing and exposed stonework. Externally, there is a secure/covered allocated parking space. The property has access to local amenities within the nearby villages of Golcar, Salendine Nook, Lindley, Milnsbridge and Marsh, as well as good transport links readily accessible to Huddersfield town centre.



GROUND FLOOR

Communal Entrance

A secure communal entrance door gives access to Parkwood. There is a lift and staircase which gives access to the fourth floor.

FOURTH FLOOR

Entrance Hall

The entrance gives access to the generous storage cupboard, bathroom, bedroom and the living kitchen. There is also a wall mounted electric heater.

Living/Dining Area

16'11" x 15'8" (5.16m x 4.78m)

This spacious reception room features two wall mounted electric heaters, feature exposed stonework and 3 windows (one of which enjoys views over the Mill pond).

Kitchen

9'3" x 8'5" max (2.82m x 2.57m max)

Fitted with a range of wall, drawer and base units with, wine rack and laminate work surfaces over. There is a stainless steel sink and drainer, with tiled splashbacks, feature exposed stone work, an integrated 4 ring hob with oven and extractor hood over, dishwasher and fridge freezer. There is also a window to the side elevation providing views over the Mill pond.

Bedroom

11'5" x 9'4" (3.48m x 2.84m)

Featuring an exposed stone wall with a window

to the front elevation and a wall mounted electric heater. The room also benefits from a built-in wardrobe with shelving and hanging space.

Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment over, heated towel rail and tiling to the splashbacks.

OUTSIDE:

Having an allocated parking space, which is secured and covered directly under the apartment building. Access is via the entrance lobby or roller shutter doors with a fob.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Trinity Street (A640). Proceed to the roundabout at Marsh and continue straight ahead into Westbourne Road. Take the left hand turning into Reed Street which automatically becomes Luck Lane. Continue down the hill and at the roundabout take the second exit in the direction of Longwood and turn immediately left. Before passing under the railway bridge turn right into Dale Street. Continue on Dale Street which then becomes



Grove Street. Parkwood Mill can be found on the left hand side.

TENURE & SERVICE CHARGE:

Leasehold - Term: 988 years less 3 days commencing on 20 June 1861

Ground Rent: £150 per annum (paid in 2 instalments within the year)

Service Charge for 2026/2027:

£2,439.84 per annum (paid quarterly)

plus £252 per annum for communal external areas (paid quarterly)

= £2,691.84 per annum service charge costs for the period 2026/2027 and are therefore subject to yearly review.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

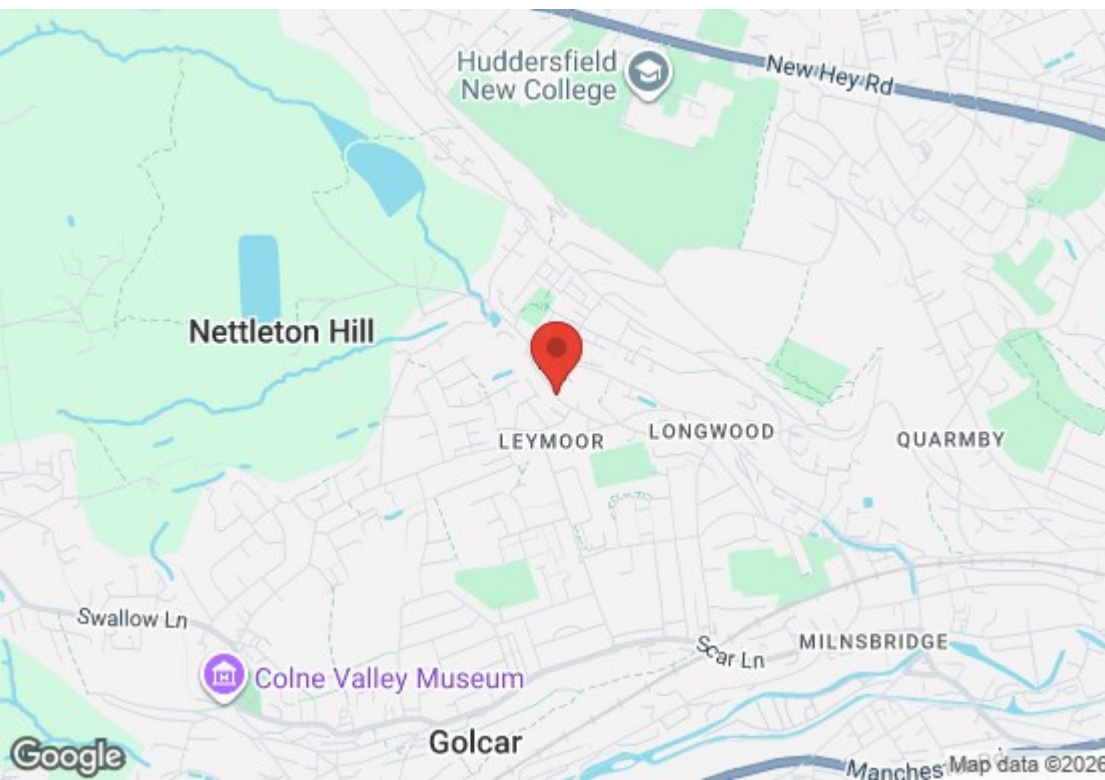
Available through Bramleys in conjunction with

leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

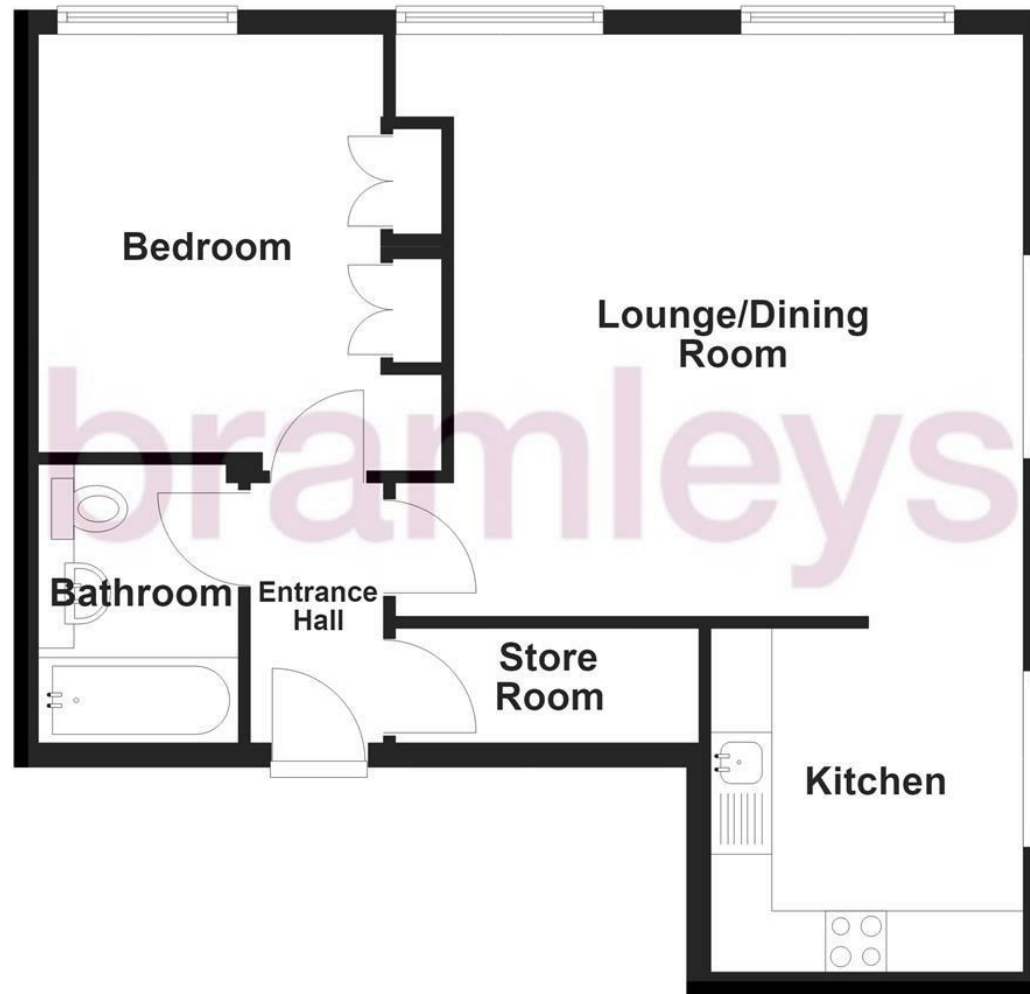
Please call our office to book a viewing on 01484 530361.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Ground Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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