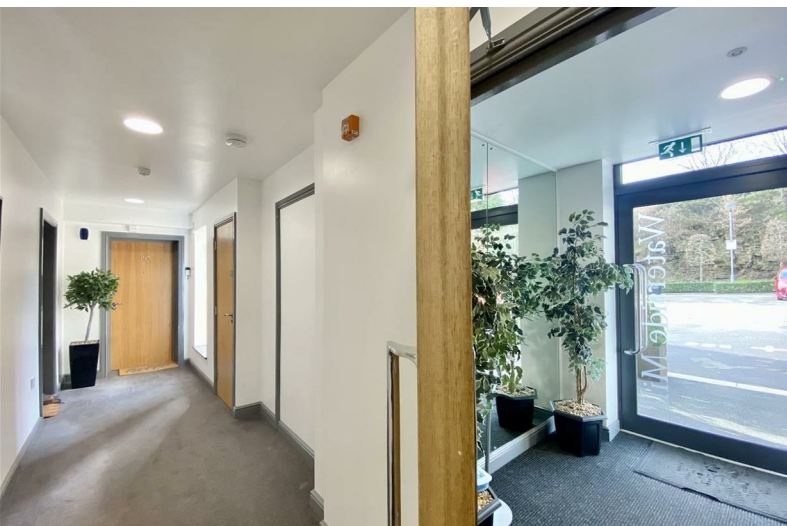




## Apartment 104 Waterside Mill, Parkwood Road

Longwood, Huddersfield, HD3 4ZN

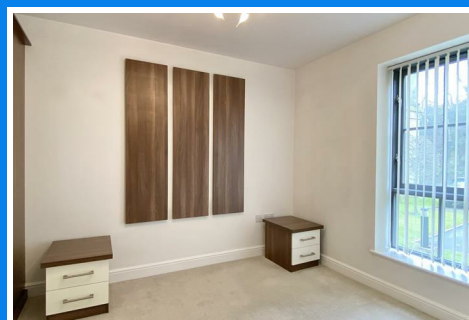
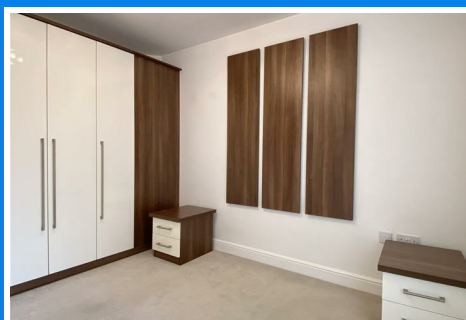
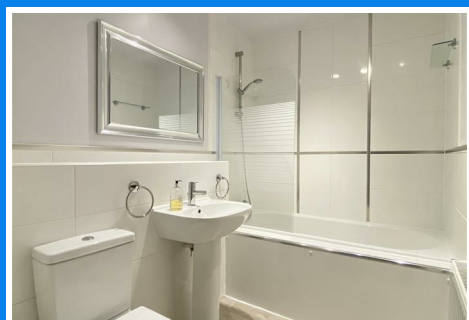
Offers Around £150,000



# Apartment 104 Waterside Mill, Parkwood Road

Longwood, Huddersfield, HD3 4ZN

Offers Around £150,000



Nestled in the charming Waterside Mill on Parkwood Road, Huddersfield, this exquisite two-bedroom apartment offers a delightful blend of modern living and serene surroundings. The property boasts a spacious reception room that opens onto a lovely balcony, providing picturesque views of the old mill pond—a perfect spot to unwind and enjoy the tranquil atmosphere.

The apartment is well presented throughout, featuring a thoughtful layout that maximises space and storage. With two generously sized bedrooms, it is ideal for small families, couples, or individuals seeking a comfortable home. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the secure gated car park, which accommodates two dedicated parking spaces for the apartment, providing peace of mind and convenience for residents. Additionally, the absence of an onward chain simplifies the buying process, making it an attractive option for prospective homeowners and will be sold with vacant possession.

Situated just a short distance from the M62 motorway network and local railway stations, this apartment is perfectly positioned for those who need to commute, offering excellent transport links to nearby towns and cities. Whether you are looking for a peaceful retreat or a convenient base for your daily travels, this apartment at Waterside Mill is a remarkable opportunity not to be missed.

## Communal Entrance

A welcoming communal entrance leading in from the secure car park and on the same level as the apartment itself making this ideal for those not wanting to use stairs.

## Internal Entrance

A spacious entrance hallway with storage cupboards on

arrival providing space for coats and shoes. A window to the side aspect allows light to flood the space.

## Open Living Room

Overlooking the mill pond and leading out onto the balcony, the living room provides an open space for sofas and a dining table. With a light and neutral colour scheme and beige carpet, the room provides a comfortable space in which to relax and entertain.

## Balcony

Accessed directly from the living room and overlooking the mill pond from an elevated position.

## Kitchen

Open plan to the kitchen with white base and wall units and wooden worktops, the kitchen provides ample work surface and storage space. With an oven, hob and extractor and a stainless steel sink, there is also a fridge freezer and integrated washing machine built in.

## Bedroom One

A well sized double bedroom with a window overlooking the front of the property with built in wardrobes, dressing table, and headboard, the bedroom is well presented in keeping with the property.

## Bedroom Two

A second double bedroom with a window to the front aspect of the building, with built in wardrobes, dressing table, and headboard.

## Bathroom

A white tiled bathroom suite with a bath tub, over bath shower, w/c and hand basin.

## External

The property benefits from a private gated car park on arrival and well kept grounds surrounding the development.

## Directions

For Satnav please use the postcode HD3 4ZN

## Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## 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 SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



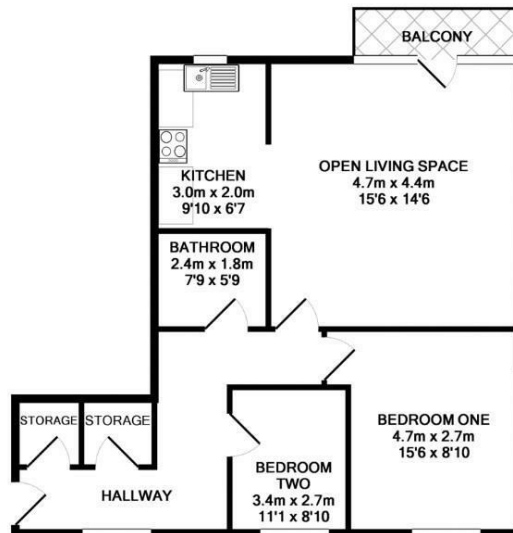
## Hybrid Map



## Terrain Map



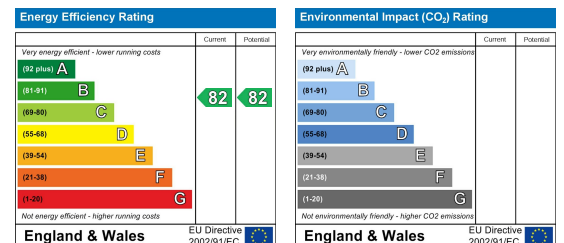
## Floor Plan



## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.