



WEST RIDING
SELLING HOMES

The Mill, Tamewater Court, Dobcross, Saddleworth
Oldham

£280,000

Bedrooms: 2 | **Bathrooms:** 3 | **Receptions:** 2

Welcome to this two-bedroom duplex apartment, ideally situated in the sought-after village of Dobcross. Located on the first floor and benefitting from two allocated parking spaces, this beautifully presented home is perfectly suited to professional couples or those seeking a convenient lock-up-and-leave property.

Upon entering, you are greeted by a welcoming hallway with a useful storage cupboard housing the washer/drying machine. The hallway also provides access to a stylish, fully tiled bathroom complete with a shower over the bath.

The heart of the home is the impressive open-plan kitchen, dining and living area. Three large windows flood the space with natural light, creating a bright and inviting atmosphere. The contemporary kitchen is fitted with integrated appliances, including an electric hob, electric oven, dishwasher, and fridge freezer. The spacious living and dining areas offer the perfect setting for both relaxing and entertaining.

Upstairs, a charming galleried landing leads to two generously sized bedrooms, each benefitting from its own fully tiled en-suite shower room with electric shower. The principal bedroom is particularly impressive, featuring a striking arched window that fills the room with natural light, as well as a versatile dressing area currently used as a library.

This exceptional apartment combines character, comfort, and practicality in a desirable village location. To arrange a viewing and make this wonderful property your next home, contact West Riding Estate Agents on 01457 819181.

Additional Information

TENURE: Leasehold - 999 years from new - Solicitor to confirm.
GROUND RENT: £250.00 per annum
SERVICE CHARGE: £1,140.00 per annum
COUNCIL BAND: C - £2,333.55 per annum
VIEWING ARRANGEMENTS: Strictly by appointment via West Riding.

Hallway - 2.37m x 5.08m (7'9" x 16'8")

Bathroom - 1.87m x 2.82m (6'1" x 9'3")

Kitchen/Dining/Lounge - 7.81m x 4.59m (25'7" x 15'0")

Gallery Landing - 2.46m x 3.51m (8'0" x 11'6")

Dressing/Library Room - 3.58m x 2.8m (11'8" x 9'2")

Ensuite - 2.9m x 1.46m (9'6" x 4'9")

Bedroom - 3.41m x 3.73m (11'2" x 12'2")

Bedroom - 3.22m x 4.58m (10'6" x 15'0")









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