

Apt 23, The Weaving Hall Northfield Mill, 48 Sharp Lane, Almondbury, HD4 6TJ

£220,000

bramleys

STUNNING RURAL VIEWS

This superb duplex apartment offers the perfect blend of modern living and character. With two spacious double bedrooms, including an ensuite to the master.

As you enter, you are greeted by a double height entrance hall with feature beams and trusses, this gives access to the bedrooms and bathroom accommodation. A staircase with galleried landing leads to the first floor which has a lovely open plan living, dining and kitchen area, accentuated by double height ceilings and further beams and trusses. This inviting space is ideal for both entertaining guests and enjoying quiet evenings at home. The front-facing balcony enjoys stunning rural views, allowing you to soak in the picturesque surroundings while sipping your morning coffee or unwinding after a long day.

The apartment boasts two well-appointed bathrooms, ensuring convenience for both residents and visitors. Additionally, the secure gated development offers peace of mind, complemented by allocated parking and ample visitor parking for guests.

The property is further enhanced by well-maintained communal gardens, providing outdoor space to relax and enjoy the fresh air.





GROUND FLOOR:

Communal Entrance Hall

A secure communal entrance with telephone intercom system and secure pin entrance door. The hallway has heating, lighting, lift and a feature spiral staircase. Also having feature exposed beams and trusses.

Private Entrance Hall to Apartment 23

The entrance to the apartment has a central heating radiator and wall light points. There is a built in cloaks cupboard and additional boiler cupboard which provides storage and houses the fuse box.

Bathroom

Having tiling to the walls, laminate flooring, bath with mixer shower attachment over and screen, wc and pedestal wash hand basin. There is a chrome ladder style radiator and an electric shaver point.

Master Bedroom

14'2 max (13'0 min) x 9'3 (4.32m max (3.96m min) x 2.82m)

A lovely double bedroom with a central heating radiator and two front facing uPVC double glazed windows both of which enjoy distant rural views.

En-Suite Shower Room

Having a three piece suite comprising shower enclosure, wc, pedestal wash hand basin, electric shaver point and chrome ladder style radiator. There is full tiling to the walls and laminate floor.

Bedroom 2

12'11 x 9'7 (3.94m x 2.92m)

This second double bedroom also has a central heating radiator and uPVC double glazing window which enjoys distant rural views.

FIRST FLOOR:

Galleried Landing

The galleried landing can be accessed from the communal lobby at first floor which has both stair and lift access. The landing has a double height ceiling with feature exposed beams and trusses, Velux window and intercom system.

Open Plan Lounge Diner & Kitchen

23'11 max x 23'1 max (7.29m max x 7.04m max)

This lovely 'L' shaped open plan living space takes full





advantage of the rural views from first floor level and has a central front facing balcony accessed via French doors from the lounge together with two uPVC double glazed windows. There are feature beams and trusses to the ceiling and two central heating radiators. The kitchen area has a range of wall and base units with working surfaces over and stainless steel sink unit. Integrated appliances include fridge, freezer, dishwasher, electric hob with extractor hood over, oven and washing machine.

OUTSIDE:

The mill conversion is accessed via a secure gated entrance with two way intercom system There is also a pedestrian side gate. Set within well maintained grounds with seating areas which take full advantage of the rural views. There is an allocated off road parking space and ample visitor parking.

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 on the A629 Wakefield Road. Pass through the traffic lights at Aspley, staying in the right hand lane and take a right hand turning into Somerset Road which then becomes Northgate. Follow the road round to the right into Westgate and then a left into Sharp Lane and the apartments can be found on the left hand side.

TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 6 August 2003

Ground Rent: Nil
Service Charge: £2,376 per annum

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:

C

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.





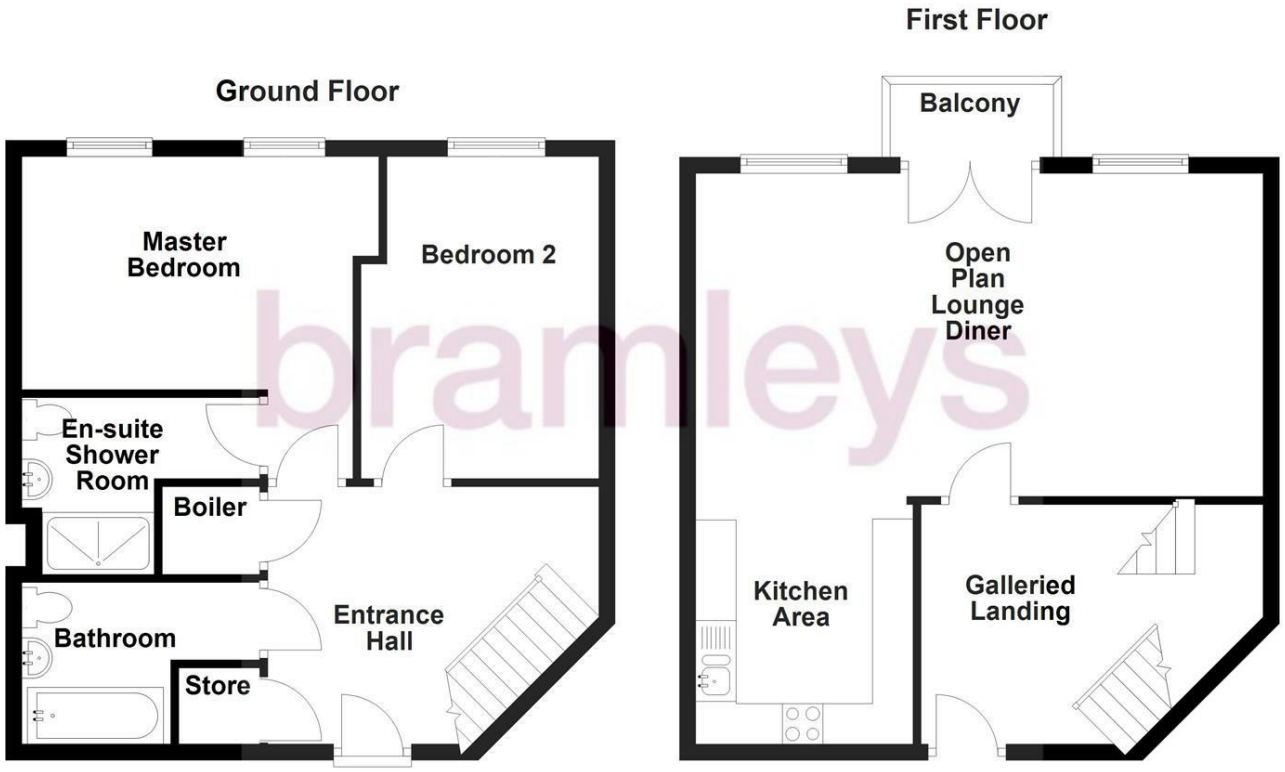


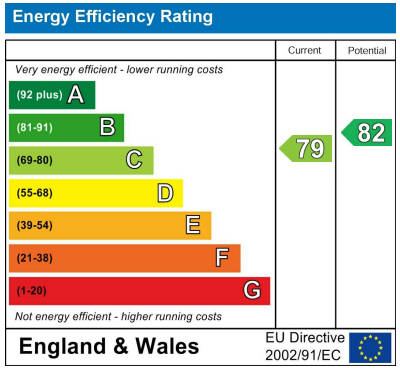












CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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

naea | propertymark PROTECTED
arla | propertymark PROTECTED
RICS