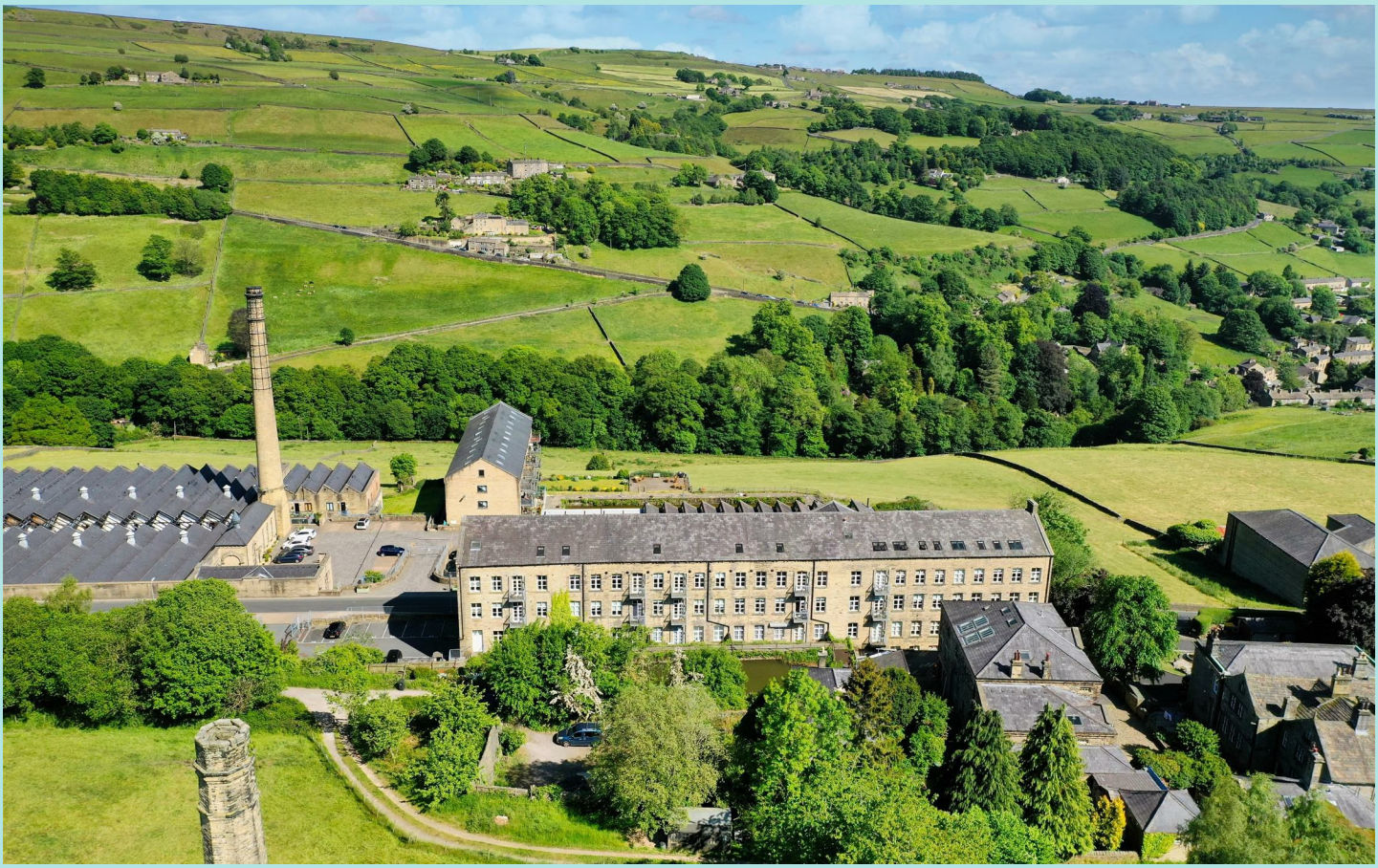
WS

RESIDENTIAL



86 Oats Royd Mill, Dean House Lane

Luddenden, Halifax, HX2 6RL

£145,000 Leasehold

2 2 1

A luxury, two-bedroom, third floor apartment located in Oats Royd Mill, a former textile mill which dates back to the 19th Century and offers a wealth of high quality fixtures and fittings throughout. The block has a lift for ease of access and extensive rural views over the surrounding Luddenden Valley coutryside.

Location

Oats Royd Mill is situated in the highly sought after Luddenden Village, close to Halifax, Sowerby Bridge and the tourist centre of Hebden Bridge where there are a variety of amenities, bars and restaurants. There are local schools such as Luddenden Primary School and Midgely School as well as nurseries nearby. There are rail stations in Halifax, Sowerby Bridge, Mytholmroyd and Hebden Bridge which all access the cities of Leeds, Bradford and Manchester, with Halifax having a direct link to London. Both Manchester and Leeds Bradford International Airports are easily accessible.

Accommodation

Access is gained in the block via a communal entrance vestibule which leads to the stairs. The property can also be accessed via electric gates into the car park and straight through into the stairwell area.

The open plan living area incorporates a kitchen, with dining and lounge areas. The kitchen offers a range of wall, drawer and base units with contrasting Granite worktops and upstands, sink with mixer tap and drainer. The integral appliances include a microwave, washer/dryer, oven and electric hob with overhead extractor, dishwasher and fridge/freezer. The lounge and dining areas have exposed stone and brick walls and large dual aspect windows overlooking the Luddenden valley.

Through to the principal bedroom which has dual aspect windows enjoying rural views and creating a bright and airy feel. Fitted wardrobes to one wall create ample storage. A contemporary en-suite comprises a low flush WC, pedestal wash-hand basin and a walk-in shower.

The second bedroom is a single with fitted wardrobes to one wall. The house bathroom comprises a low flush WC, wash hand basin with mirrored cabinet above and panelled bath with overhead shower.

Externally there is secure covered parking for two cars and communal garden to the rear.

The property is Leasehold on a 999 year lease from 1st March 2008 and we understand a ground rent of approximately £250 per annum and a service charge of approximately £1,620 per annum is payable.

Council tax band: B
EPC rating: B
Ground rent: £250 per annum
Service charge: £1,620 per annum

ws-residential.co.uk 01484 711200

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.