

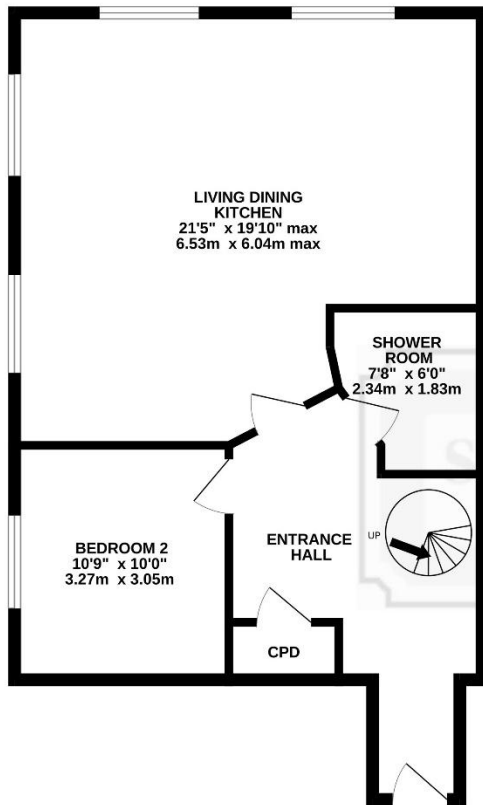
Simon Blyth

ESTATE AGENTS

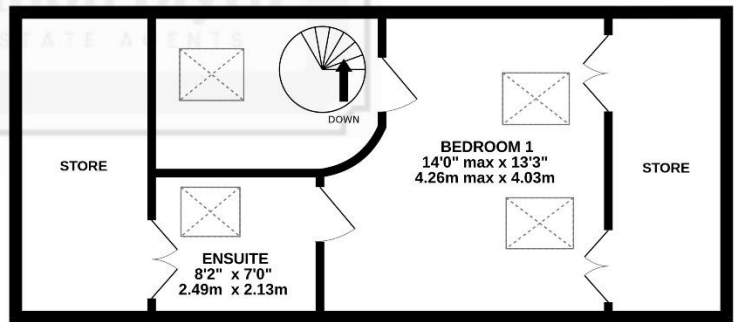


WILDSPUR MILLS, NEW MILL, HOLMFIRTH, HD9 7BA

LOWER FLOOR



UPPER FLOOR



WILDSPUR MILLS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

PERHAPS IN ONE OF THE BEST POSITIONS ON THIS NOW MATURING DEVELOPMENT, APARTMENT 14 ENJOYS A STUNNING VIEW OUT OVER THE FORMER MILL POND AND WOODED SCENE BEYOND. SAT, ELEVATED, WITHIN 20 ACRES OF BEAUTIFUL GROUNDS, THIS TWO-STORY IMPRESSIVE APARTMENT HAS BOTH PERIOD STAIRCASE AND LIFT ACCESS. BEING ON THE THIRD FLOOR, IT HAS VIEWS OUT TO TWO SIDES WITH LARGE WINDOWS. THERE ARE TWO DOUBLE BEDROOMS AND A STUNNING LIVING DINING KITCHEN WITH HIGH-QUALITY FITTINGS AND A DELIGHTFUL VIEW IN TWO DIRECTIONS. THOSE WHO REQUIRE AN EXCEPTIONAL, LOW MAINTENANCE, BEAUTIFULLY POSITIONED HOME MUST VIEW NUMBER 14. It briefly comprises an impressive communal hallway with staircase and lift, entrance door to inner hallway, living, dining, kitchen with Juliet balconies, two double bedrooms. Bedroom one on the first floor with fabulous roof construction timbers / beams on display and delightful en-suite, additional storage, bedroom two also takes use of the shower room off the entrance hall, also acting as a downstairs w.c. All fittings are superbly presented. The parking space can be seen from the apartment. Rural walks are in abundance, and the property is beautifully positioned between the villages of Jackson Bridge and New Mill. Superb for commutability and delightful facilities within both of those villages. Holmfirth is just a short drive away.

EPC rating: C Council tax: C Tenure: Leasehold

Offers Around £245,000

ENTRANCE

Beautiful entrance door gives access to the communal entrance hallway, which is impressive and has both a lift and fabulous staircase rising to the various levels.



INNER HALLWAY

The internal hallway, which is well presented, has exposed stonework, window overlooking the valley, and inset lighting gives access to the main entrance door.

HALLWAY

Number 14 has a broad entrance door with attractive door furniture, and this opens through to the property's private hallway. This two-storey, indeed galleried hallway with wonderful roof construction, timbers and beams on display, high Velux window being automatically operated with automatic blind. This sheds light down into the hallway, down through the impressive spiral staircase and over the polished timber floor with inset spot lighting. The hallway is well presented and has a doorway giving access to a cloakroom / storage cupboard, also home for the property's hot water tank.



LIVING DINING KITCHEN

Measurements – 21'5" x 19'10" max

The living, dining, kitchen, as the photographs and floor layout plan suggests, is a fabulous large room with wonderful good-sized windows to two sides. The property enjoys sunlight throughout most of the day, and the large windows to the front to the mill pond side are fitted with a Juliet balcony and window seats beneath. Both windows have twin opening glazed doors and provide a huge amount of natural light and a beautiful view. With a polished timber boarded floor, the room has exposed stonework, inset spotlighting to the ceiling, delightfully appointed kitchen area with breakfast bar with beautiful working surface that continues around the units. The units at both the high and low level have integrated fridge, freezer, dishwasher, inbuilt microwave, oven and warming drawer, all of Neff manufacture, Neff induction hob with illuminated extractor fan above, under unit lighting, inset spotlighting. There is also a Blomberg washing machine and all is presented to a high standard.





BEDROOM TWO

Measurements – 10'9" x 10'0"

A lovely double bedroom with stonework on the outer wall being exposed and a fabulous view out over the particularly calming mill pond with wooded scene surrounding. There are other period features.



HOUSE SHOWER ROOM

Measurements – 7'8" x 6'0"

This which is positioned on the ground floor has a concealed system w.c., vanity unit, good sized shower with fixed glaze screen, high quality grown fitting, ceramic tiling to full ceiling height, attractive flooring, inset spotlighting, extractor fan and concealed flush w.c. There is also a heated towel rail in chrome.



LANDING

Staircase, as previously mentioned, turns and rises to the galleried first floor landing. This is the doorway leading through to bedroom one.

BEDROOM ONE

Measurements – 14'0"max x 13'3"

A lovely double bedroom with wonderful beams and timbers on display, two automatically operated Velux windows with automatically operated blinds. The room is spectacular and has a huge amount of storage courtesy of twin sets of doors giving access to a huge amount of under eaves storage space. This is to be found to two sides of the building; the other side being accessed from the en-suite.



EN-SUITE

Measurements – 8'2" x 7'0"

Once again, superbly appointed with attractive flooring, beams and timbers on display, automatically operated Velux window with automatically operated blind, wall lighting, extractor fan, good sized shower, concealed cistern w.c, vanity unit, chrome heated towel rail, and all is superbly presented.



PARKING

The property has a parking space numbered 14. This can be viewed from the principal windows from the sitting room.



GROUNDS

The development created from beautiful former mill buildings, rests in approximately 20 acres and comprises of wonderful woodland walks, the delightful river passing through and the exceptionally beautiful mill pond of which apartment 14 takes a full delightful view over. It should be noted that the grounds belong to the entire property ownership. All homeowners of properties within development automatically become shareholders of Wild Spur Mills Management Company Limited. The sole purpose of this company is to ensure that the properties and the estate are managed and maintained effectively and that all owners contribute to the running of the development. This is done so via an internal appointment of board of directors to the management company and a managing agent. Owners of apartments of Wild Spur Mills pay a service charge to cover items that a homeowner would normally pay, such as building insurance, structural repairs and maintenance.







ADDITIONAL INFORMATION

It should be noted that the apartment has electrical heating and additional economy 7 heating. There's also UPVC double glazing and intercom system. Carpets, curtains and certain other extras may be available by separate negotiation.

ADDITIONAL INFORMATION

EPC rating – C

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band – C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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