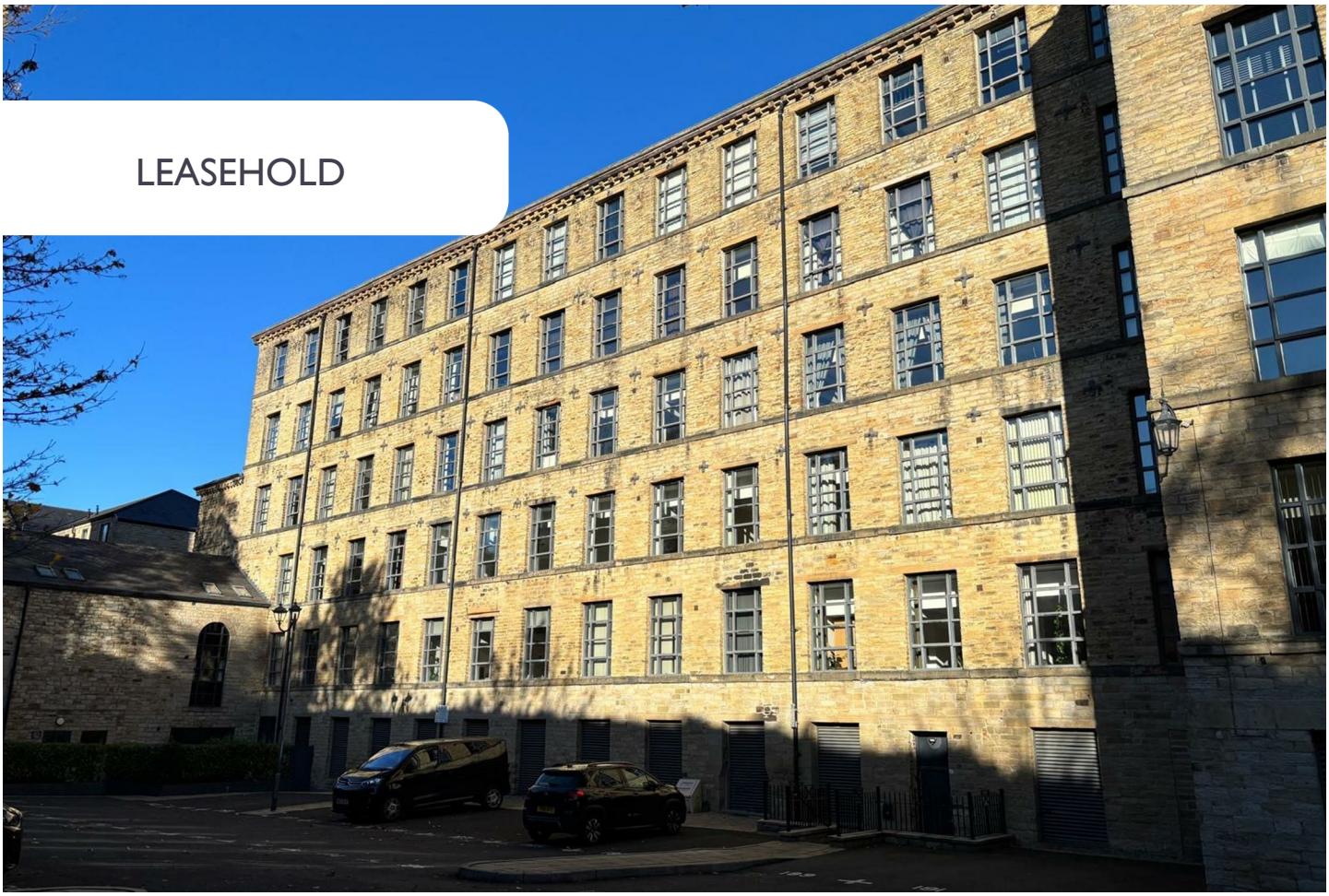
LEASEHOLD







Apartment (EPC Rating: B)

APARTMENT 212, QUARRY BANK MILL STONEY LANE, LONGWOOD,

£75,000

Jowett
CharteredSurveyors & EstateAgents

B

1 Bedroom Apartment located in Huddersfield

APARTMENT 212 QUARRY BANK MILL, STONEY LANE, LONGWOOD, HUDDERSFIELD, HD3 4ZW
An appealing second floor flat located in this five storey stone built former mill, with slated pitched roof. The flat enjoys communal access with stairs and lift facility. There is also an allotted car parking space with this property. It has electric heating and sealed unit double glazing. The property will be of interest to investor purchasers and the first time buyer market. It is located in an established and convenient mixed residential/industrial area, accessible for local reputable schools, shops and bus services. The property is within five minutes travelling distance from the M62 motorway, and within commuting distance for Leeds, Manchester and West Yorkshire centres. The accommodation comprises:-

GROUND FLOOR

COMMUNAL ENTRANCE HALL
With mailboxes, lift facility and stairs to upper level

COMMUNAL LANDING
leading to

SECOND FLOOR

APARTMENT 212 QUARRY BANK MILL

INNER HALL/ LANDING AREA

OPEN PLAN LIVING ROOM/KITCHEN
18' x 18'
Stone and brick walling, sealed unit double glazing, window blinds, 2 Creda night storage heaters, open plan linking and including

KITCHEN
10'10 x 5'2
Single drainer stainless steel sink unit, fitted cupboards, washing machine, dishwasher, 4 ring New World electric oven, built in stainless steel NEFF oven, fitted fridge and freezer, part tiled walls

INNER LOBBY
Hot water cylinder and airing cupboard plus storeroom with electric consumer unit, Creda night storage heater

HOUSE BATHROOM
5'7" x 7'6"
White paneled bath, shower screen and shower attachment, pedestal washbasin, low flush wc, fully tiled around bath and half tiled to remainder, wall mounted electric towel rail

BEDROOM 1
11' x 10'4" plus 5' x 3'9"
Exposed stone and brick walling, wall mounted electric radiator, window and southerly aspect to rear

OUTSIDE
Communal grounds with security gate entrance, paved pathways, communal bin store area, allotted car parking space for No 212.

TENURE
Long leasehold for unexpired term of 999 year lease at a nominal ground rent from 27 July 2007.

SERVICES
Mains sewer drainage, water and electricity are laid on. No gas.

VIEWING
Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND
A

ENERGY BAND
B

DIRECTIONS
From Huddersfield proceed along the A62 Oldham/Manchester Road for approximately 2 miles before turning right, signposted Milnsbridge. Follow the road keeping to the right hand lane in the one way system towards the centre of Milnsbridge. Proceed over the river



and at the traffic lights carry straight on and on the right hand bend turn left into Dale Street. Follow this road keeping to the right, and eventually this will merge into Grove Street. Quarry Bank Mill will be seen on the left hand side by the mini roundabout, approximately 1 mile from Milnsbridge centre.



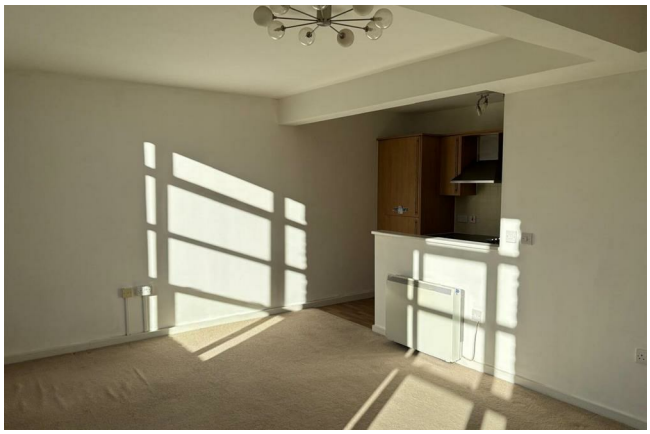
SOLICITORS

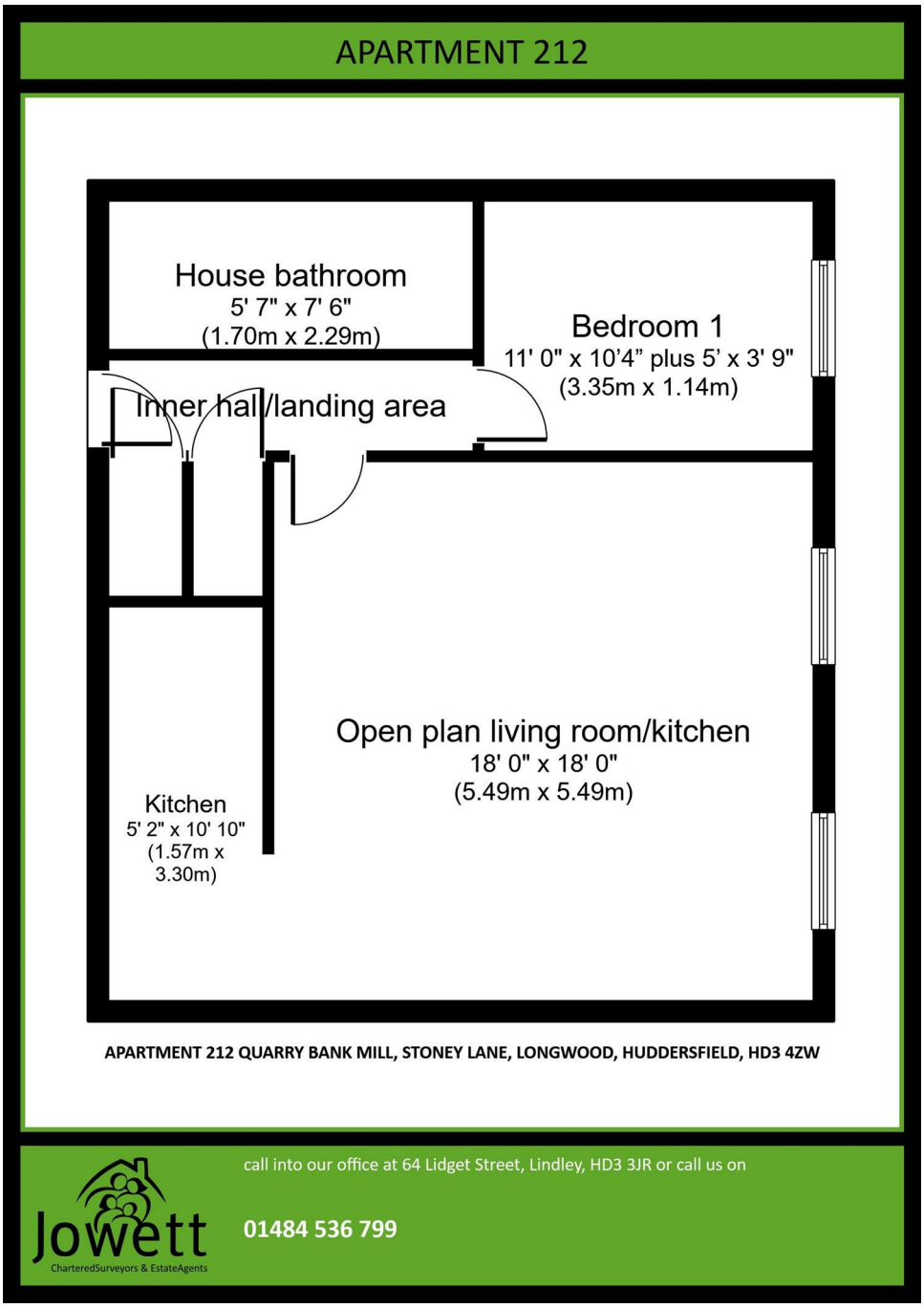
EXTRAS

Floor coverings and blinds included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

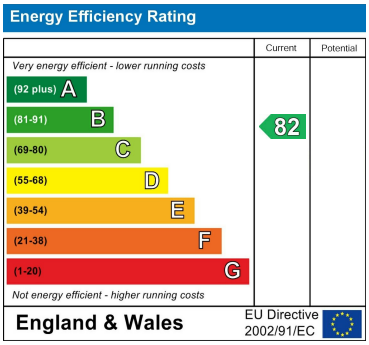




Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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