

[martin-thornton.com](http://martin-thornton.com)  
01484 508000



## **The Park, Kirkburton Huddersfield, West Yorkshire**

**£800 Per month**

Situated to the third floor of this former Mill is this two double bedroomed penthouse apartment. Being conveniently situated within a short distance of Kirkburton Village, this wonderful apartment may well prove suitable to the professional couple looking to access nearby Huddersfield town centre and its university network and indeed only being a short ride away from Holmfirth with its various bars and restaurants. Internally, the property offers accommodation comprising of; communal entrance along with an inner hallway, house bathroom, two double bedrooms, the master having en-suite facilities and a large open plan living kitchen complete with integrated appliances. The property also enjoys being double glazed and has an electric heating system running throughout. The complex is well renowned for its onsite amenities including gym, allocated parking along with visitor parking.

**\*\*VIEWING RECOMMENDED\*\***

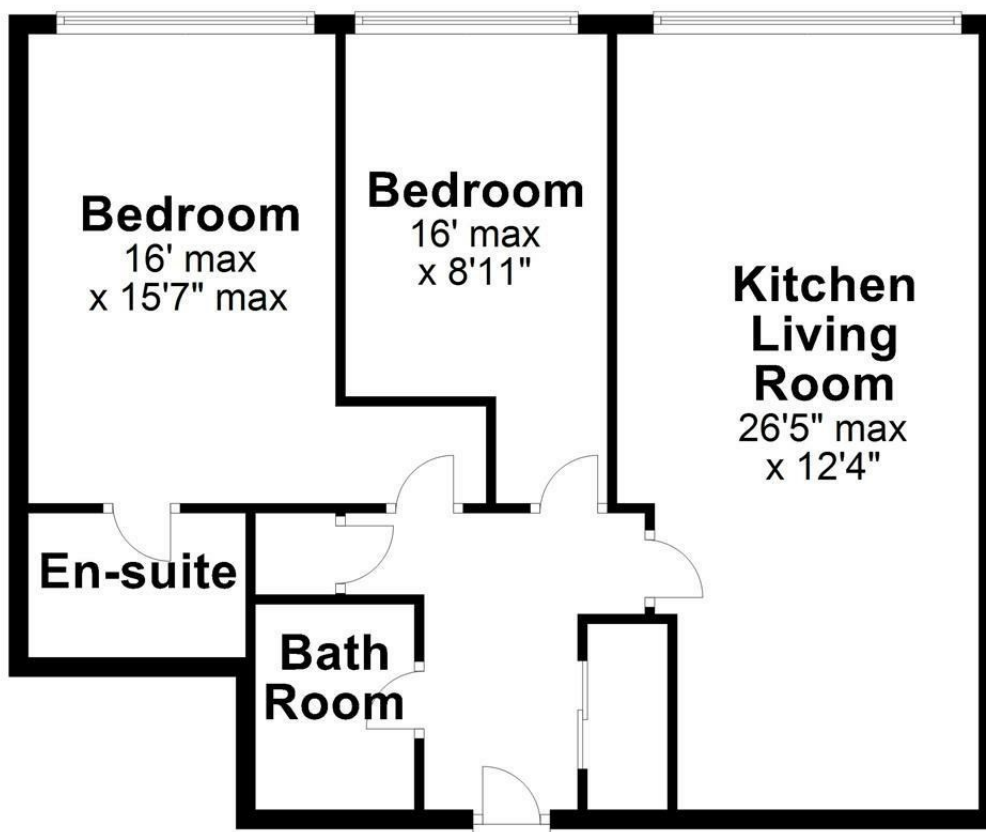
**The Park, Kirkburton  
Huddersfield, West Yorkshire**

**Floorplan**



**Ground Floor**

Approx. 801.6 sq. feet



Total area: approx. 801.6 sq. feet

Sketch Plan For Illustrative Purposes Only. All measurements of walls, doors, windows, fittings, and appliances including their sizes and location are shown conventionally and are approximate only. This cannot be regarded as being a representation either by the Seller, his Agent or DY Energy Assessors  
Plan produced using PlanUp.

**The Park, Kirkburton, Huddersfield**

# The Park, Kirkburton Huddersfield, West Yorkshire

## Details

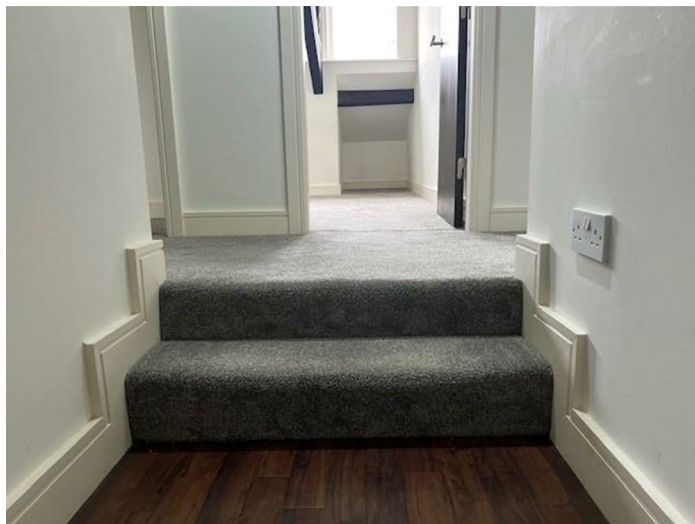


### Entrance Hall



From the communal entrance and of Videx system leads through the lobby into the stairwell or indeed the lifts up to the third floor. Before reaching the property, there are two lockable under eve storage areas. A hard wood style door opens to the apartment.

### Inner Hallway



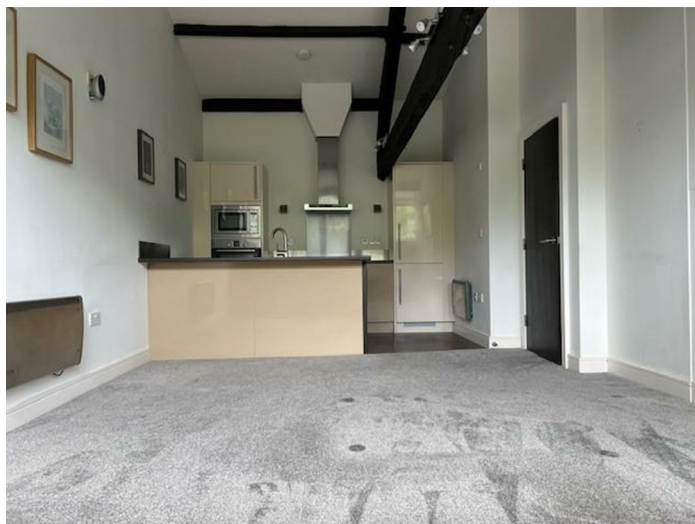
Having exposed beams to ceiling, sliding mirrored doors open to a large storage area and a matching panelled door leads to the house bathroom.

### House Bathroom



Having a modern white suite, comprising of; low flush WC with concealed cistern, vanity hand basin with Hansgrohe mixer tap over and a panelled bath with a mixer tap rising to the shower head. The walls are tiled to dado height with a contrasting style floor with inset down lights to ceiling, extractor fan and a stylish wall mounted chrome ladder style heated towel rail.

### Living Kitchen



The kitchen has a range of modern high gloss base cupboards, drawers, roll edge work tops with stainless steel up stands and some wall cupboards over, boasting an array



# The Park, Kirkburton Huddersfield, West Yorkshire

## Details



of integrated appliances including a split level Bosch hob with integrated Bosch oven and Bosch microwave with overlying extractor hood, there is also an integrated Bosch dish washer and dryer. There is antique oak style flooring running throughout, along with beams to ceiling and spot lamps. The beams continue through into the living room which has a light and airy feel courtesy of several double glazed windows overlooking the mill and woodland beyond. There are spot lamps to ceiling, wall mounted electric heater and a TV aerial point.

### Bedroom Two



This double room has a similar outlook to the living room to the front elevation via three double glazed windows. There are exposed beams to the ceiling, spot lamps and an electric heater.

### Master Bedroom



A single step down, takes us from the inner hallway into the bedroom where there are several double glazed units to the front along with exposed beams to ceiling. There are built in wardrobes with various hanging rails and shelving options and electric wall heater.

### En Suite



Having a modern white Villeroy and Boch suite, comprising of; low flush WC concealed cistern, vanity hand basin with hands chrome mixer tap over. There is a double shower cubicle with sliding doors home to a mains fed shower. The walls are predominantly tiled to dado height with a

# The Park, Kirkburton Huddersfield, West Yorkshire

## Details



contrasting tiled floor with inset down lights to ceiling, extractor fan and a wall mounted chrome ladder style heated towel rail.

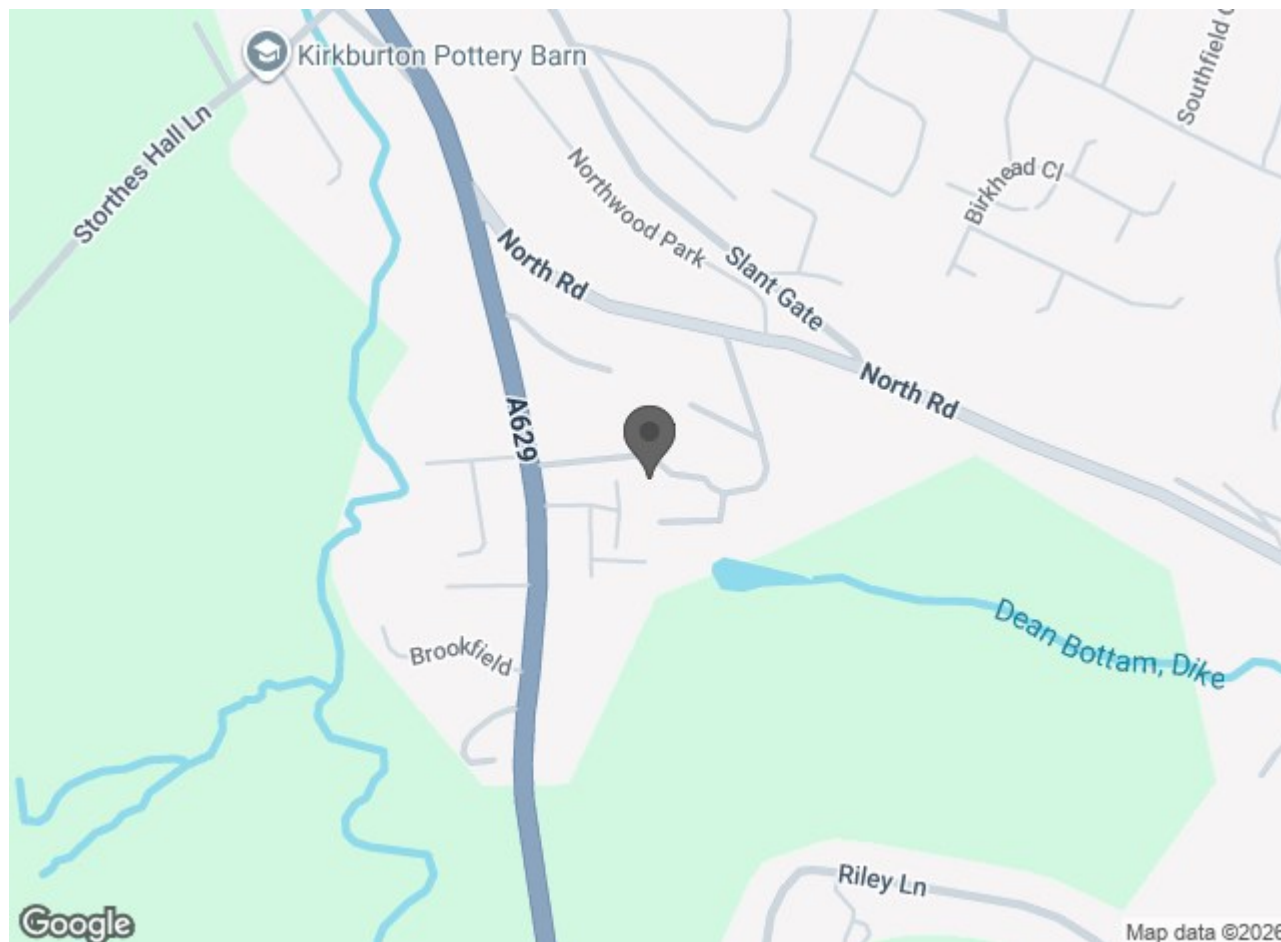
## External Details



Externally, there are communal garden areas along with allocated and visitor parking.

# The Park, Kirkburton Huddersfield, West Yorkshire

Directions



## **The Park, Kirkburton Huddersfield, West Yorkshire**

**Lettings Disclaimer** - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.