



**Cumin Court Meltham Road, Honley Holmfirth HD9 6GP**

**welcome to**

## **Cumin Court Meltham Road, Honley Holmfirth**

WELL PRESENTED CONTEMPORARY STYLED GROUND FLOOR APARTMENT SET TO THIS POPULAR AND HIGHLY SOUGHT AFTER FRINGE VILLAGE LOCATION, IDEAL FOR PROFESSIONAL OR INVESTMENT BUYERS. FORMERLY A HISTORIC MILL. TWO BEDROOM ACCOMODATION. ALLOCATED PARKING SPACE.

### **Summary**

A well presented contemporary styled ground floor apartment set to the popular and highly sought after vibrant village of Honley, with its wealth of shops, wine bars, restaurants and train station. Further enhanced by motorway networks and being a short drive into Holmfirth town. Making this an ideal apartment for a professional couple or downsizer. Formerly a historic mill, converted into well planned apartments, offering allocated parking. Briefly comprising of communal entrance hall, leading to the apartment. Enter into hallway, with intercom system, useful storage cupboard, open plan lounge/kitchen, two bedrooms, bathroom and useful study area.

### **Accommodation**

#### **Entrance Hallway**

Spacious hallway, with intercom system. Useful storage cupboard housing the hot water cylinder. Economy seven Radiator.

#### **Open Plan Lounge Kitchen**

22' 5" x 14' 4" ( 6.83m x 4.37m )

An exceptionally well planned living space, with dual aspect double glazed windows onto the rear. In the kitchen space there is a good range of modern base units, incorporating ceramic hob, with integral oven, dishwasher, fridge, freezer and plumbing for washing machine, with space for tumble dryer. The lounge space is carpeted, with economy seven wall heater. Further enhance by door into useful study room. useful storage cupboard with shelving.

#### **Study**

8' 9" x 4' 9" ( 2.67m x 1.45m )

#### **Bedroom One**

13' 4" x 10' 1" ( 4.06m x 3.07m )

Carpeted spacious double bedroom, with double

glazed window to rear aspect. Economy seven wall heater.

#### **Bedroom Two**

14' 5" x 8' ( 4.39m x 2.44m )

Spacious carpeted bedroom with dual aspect double glazed windows to rear. Economy seven wall heater.

#### **Wet Room**

8' 4" x 4' ( 2.54m x 1.22m )

Three piece suite comprising of semi pedestal wash hand basin, low flush WC. Mira shower. Chrome style heating towel radiator.





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## Cumin Court Meltham Road, Honley Holmfirth

- Ground Floor
- Two Bedroom
- Highly Sort After Village Location
- Intercom System
- Economy Seven

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 50.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000

### directions to this property:

Leaving Holmfirth from Victoria Street, turn right onto A6024 Huddersfield Road, proceeding for approximately 1.8 miles, turning left onto Hagg Wood Road, right onto Long lane, proceed to the junction, turning right onto Bradshaw Road, then left onto Fisher Green. The apartment can be found at the end of Fisher Green on the left hand side.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HMF108482 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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