



RESIDENTIAL



18 Oats Royd Mill

Luddenden, HX2 6RL

Asking Price £225,000 Leasehold





Enjoying a pleasant and rural position in the much sought-after Luddendean Valley, Apartment 18, Oats Royd Mill is a charming two-bedroom apartment offering beautifully presented accommodation alongside a balcony taking advantage of the open countryside views.

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

A communal foyer for eight apartments with telephone intercom service provides access into the block. A small staircase rises to Apartment 18 which in-turn accesses the entrance hallway.

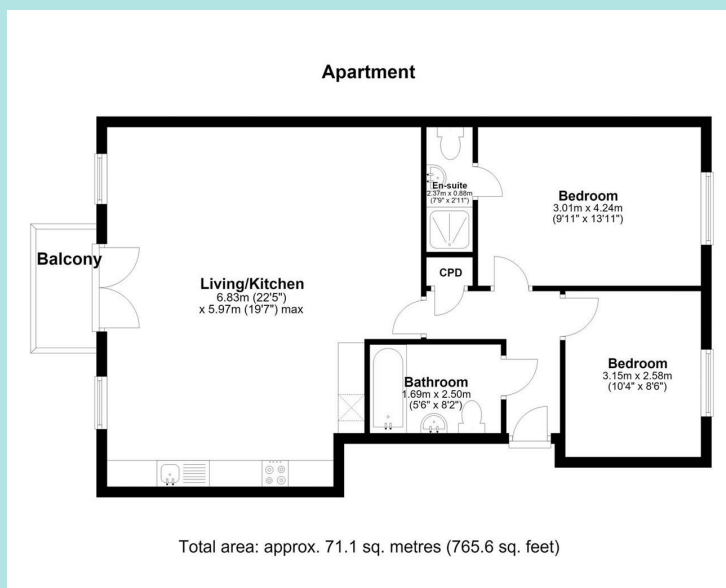
The generous, open-plan living/kitchen is the heart of the apartment with two windows and French doors accessing a generous balcony allowing for natural light to flood though while enjoying a pleasant outlook of the surrounding countryside.

The kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven, combination oven, microwave, four-ring hob with extractor above, dishwasher, fridge freezer and washing machine.

The spacious principal bedroom enjoys a pleasant outlook and benefits from an en-suite with three-piece suite comprising a w/c, wash-hand basin and walk-in shower cubicle.

Completing the accommodation is a second double bedroom and the bathroom. The bathroom has a three-piece suite comprising a w/c, wash-hand basin and panelled bath.

Externally, a gated car park provides parking for one car. A balcony is accessed from French doors off the open plan living kitchen providing a peaceful space to sit and relax.



Council tax band: B

EPC rating: B

Ground rent: £0 per annum

Service charge: £1,283.79 per annum

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01484 711200



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