

12 The Mill 46 Sharp Lane,
Almondbury HD4 6TH

£255,000



****NO VENDOR CHAIN**** THIS BEAUTIFULLY MAINTAINED AND EXTREMELY SPACIOUS TWO DOUBLE BEDROOM TOP FLOOR APARTMENT IS SITUATED IN A HIGHLY DESIRABLE PRESTIGIOUS MILL COMPLEX BOASTING WONDERFUL FAR REACHING COUNTRYSIDE VIEWS AND PRIVATE ALLOCATED PARKING FOR TWO VEHICLES.

LEASEHOLD - 999 YEARS - EXPIRES 3002 / COUNCIL TAX BAND C / ENERGY RATING B

PAISLEY
PROPERTIES

LOBBY



You enter the property from the rear car park through a secure lobby with intercom system for access, there is a lift and stairs to the third floor.

ENTRANCE HALLWAY



You enter the property through a timber door into a lovely large welcoming hallway with spotlights to the ceiling. Offering space for freestanding furniture and ample room to remove coats and shoes. The hallway stretches the length of the apartment and has doors leading to the open plan living dining kitchen, two double bedrooms (one with an ensuite shower room), bathroom and two storage cupboards, one housing a new combi boiler with shelving ideal for towels and bed linen and the other ideal for storing larger household items.

LIVING DINING KITCHEN 21'1" max x 20'0" max



This impressive open plan living dining kitchen really is the heart of the home. There is an abundance of space to accommodate living room furniture and a dining table with chairs. The kitchen is fitted with maple effect base and wall units, contrasting worktops, stainless steel sink with mixer tap over and tiled splashbacks. Cooking facilities comprise of a newly fitted Bosch electric fan oven and a four ring electric hob with extractor fan over. There is an Integrated fridge freezer, dishwasher including a washer dryer which are to be included in the sale. Vinyl flooring underfoot and recessed spotlights complete the look. Dual aspect windows provide stunning countryside views and flood the room with natural light. A patio door opens to a balcony which offers space to sit and enjoy the sunshine and spectacular views over the local countryside.





BEDROOM ONE 19'10" max x 10'4" max



This generous double bedroom is neutrally decorated and lovely and light courtesy of three windows. There is ample space for freestanding bedroom furniture. Doors lead through to the ensuite and hallway.

ENSUITE SHOWER ROOM 8'0" max x 5'7" max



This modern en suite shower room is fitted with a three piece white suite comprising of a low level WC, pedestal hand wash basin and double shower cubicle with sliding glass screen. The room is fully tiled with complementary vinyl to the floor, has a chrome towel radiator, spotlights to the ceiling and a side window allowing light to flow through the space. A door leads through to bedroom one.

BEDROOM TWO 11'3" max x 8'11" max



This neutrally decorated double bedroom has ample space for freestanding bedroom furniture and a door leads through to the hallway.

BATHROOM 7'1" max x 6'8" max



This attractive bathroom is fitted with a three piece white suite including a bath with shower over and glass screen, low level W.C and pedestal hand wash basin. The room is fully tiled, has a chrome towel radiator, vinyl to the floor, spotlights to the ceiling and a door leads through to the hallway.

EXTERNAL AND PARKING

The property comes with two allocated parking spaces and there are further visitor parking spaces. It is set within a gated development which is in a semi-rural location with lovely countryside views.



***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 years

Start date - 06/08/2003

Years remaining - 976

ADDITIONAL COSTS:

Service charge - £2292 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

PROPERTY CONSTRUCTION:

Yorkshire Stone

PARKING:

Allocated secure parking

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Gas mains

Broadband - Suggested speeds up to 160 mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

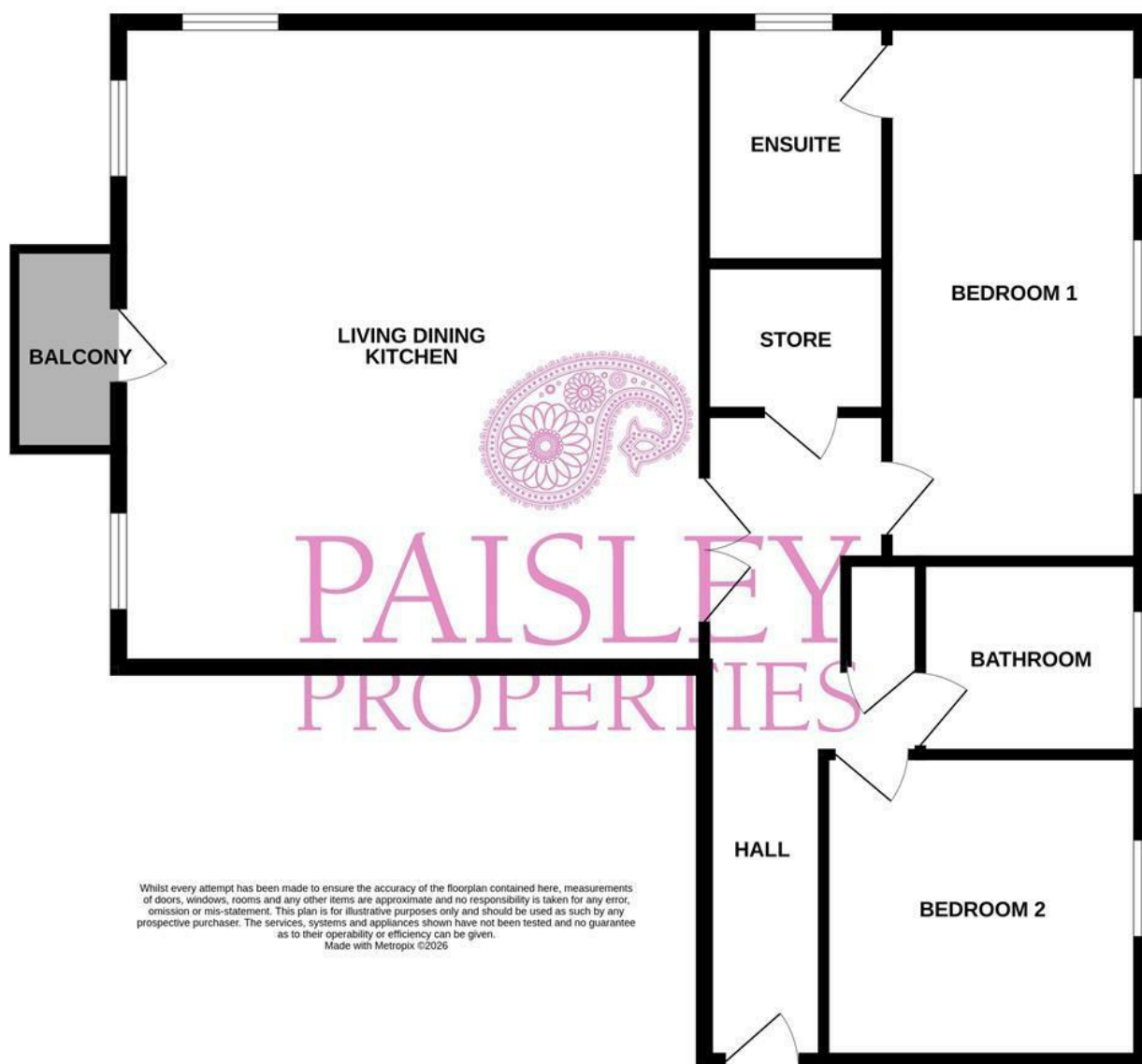
MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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