Snow Gate™

Estate agency done properly

23 Upper Sunny Bank Mews

Meltham, Holmfirth, HD9 5AA

A modern and contemporary two double bedroom duplex apartment in this heritage mill with really useful loft space, surrounded by open countryside and enjoys stunning far reaching views. It is located on the top floor of this grade II listed mill conversion just a short distance away from the centre of Meltham and all of the local amenities. On the lower floor are the two double bedrooms and shower room, a stunning spiral staircase leads to the first floor where you find the open plan living space with South facing windows. A pull down loft ladder gives access to a very large carpeted and lined storage area (150sqft).

O.I.R.O £150,000

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- GRADE II LISTED MILL CONVERSION IN A TRANQUIL RURAL POSITION
- TWO DOUBLE BEDROOM LOFT STYLE DUPLEX APARTMENT
- STUNNING COUNTRYSIDE VIEWS FROM ALL WINDOWS
- SPACIOUS OPEN PLAN LIVING ACCOMMODATION
- LARGE LOFT SPACE FOR STORAGE
- ALLOCATED OFF ROAD AND VISITOR PARKING

Entrance

Master Bedroom

11'10" x 8'2" (3.63m x 2.49m)

Bedroom Two

10'2" x 9'3" (3.12m x 2.82m)

Shower Room

7'4" x 5'8" (2.26m x 1.73m)

Open Plan Kitchen, Dining Room & Lounge

18'2" x 17'10" (5.54m x 5.44m)

Loft

14'2" x 11'1" (4.32m x 3.40m)

Storage Cupboard

General

Directions

From Meltham centre take Slaithwaite Road towards Marsden. Take a left onto Red Lane (opposite Helme Lane). As the houses become countryside, turn left onto Sunny Bank Road where the mill can be found on the righthand side.

[redacted]

Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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