



40 Wildspur Mills

New Mill, Holmfirth, HD9 7BA

Unfurnished/furnished - A modern yet characterful two double bedroom second floor apartment in a converted old mill building set in approx 20 acres of communal grounds including millpond, babbling brook, open field, and woodlands with delightful walks to the nearby villages of New Mill, Totties and Scholes. The apartment briefly comprises entrance hallway, open plan living dining kitchen, two double bedrooms, master with ensuite, and house bathroom. There is one allocated parking space and plenty of visitor parking on site. Available beginning of September for an initial 12 month period.

£1,000 Per Calendar Month

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- TWO BEDROOM FIRST FLOOR APARTMENT
- AL FRESCO BALCONY OVERLOOKING GROUNDS
- COUNCIL TAX BAND C
- OPEN PLAN LIVING DINING KITCHEN
- AVAILABLE BEGINING OF SEPTEMBER FOR 12 MONTH INITIAL TENANCY
- NO PETS
- MASTER WITH ENSUITE & HOUSE BATHROOM
- DEPOSIT/BOND £1000

Mill Two Entrance

Apartment Entrance

Living Dining Kitchen

23'5 x 16'2 (7.14m x 4.93m)

Bedroom 1

12'1 x 11'2 (3.68m x 3.40m)

Ensuite

6'2 x 6'1 (1.88m x 1.85m)

Bedroom 2

12'6 x 9'1 (3.81m x 2.77m)

Bathroom

7'5 x 5'9 (2.26m x 1.75m)

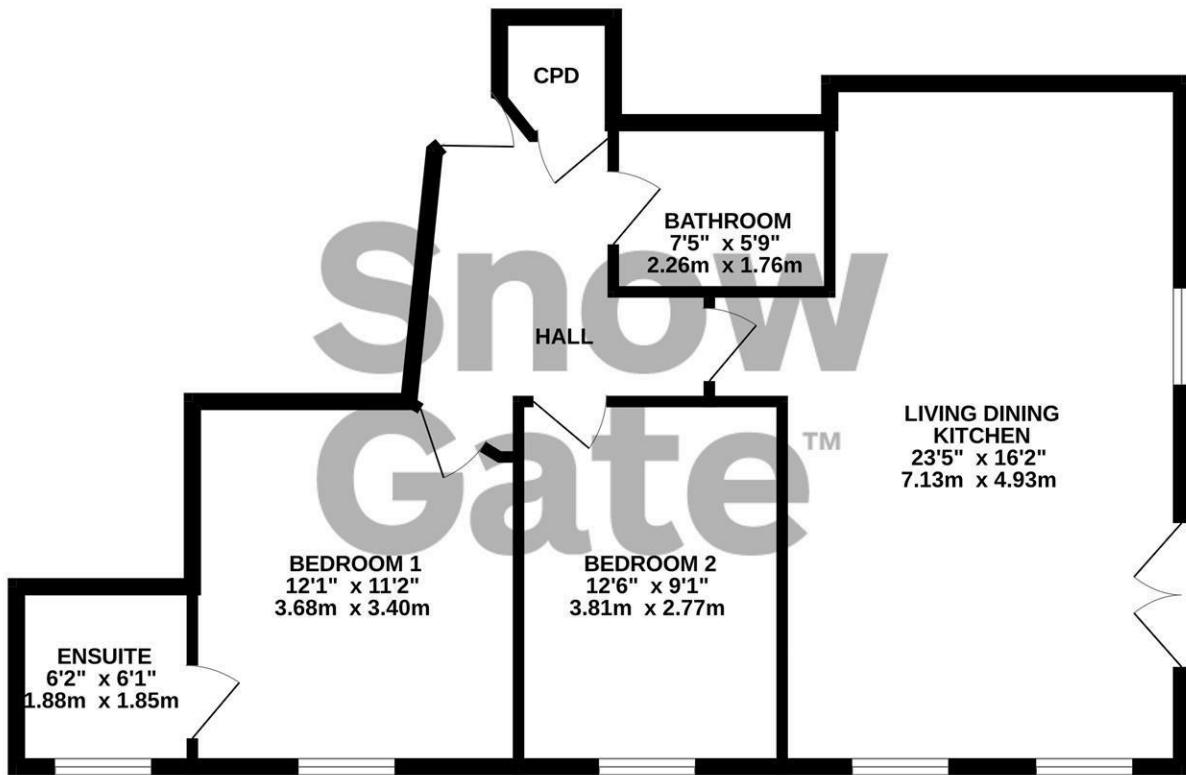


Directions

From Holmfirth head towards New Mill via Station Road. In the centre of New Mill follow Sheffield Road in the direction of Jackson Bridge/Hepworth. Wildspur Mills can be found on the right hand side.



Floor Plan

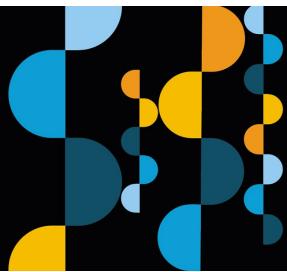


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other internal features are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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



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