



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
- SPACIOUS OPEN PLAN LIVING ACCOMMODATION
- TWO DOUBLE BEDROOM LOFT STYLE DUPLEX APARTMENT
- LARGE LOFT SPACE FOR STORAGE
- STUNNING COUNTRYSIDE VIEWS FROM ALL WINDOWS
- 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

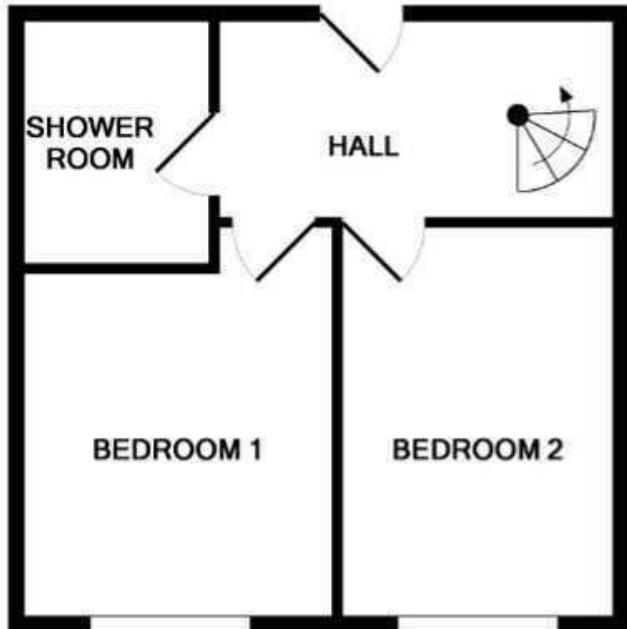


Directions

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.



Floor Plan



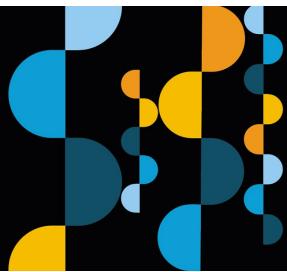
LOFT SPACE

Measurements are approximate. Not to scale. Illustrative purposes only.
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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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



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