



Flat 6, Linfit Mill 16 Linfit Lane, Kirkburton, Huddersfield, HD8 0TX
£175,000

bramleys

This immaculately presented two bedroom first floor apartment offers a unique blend of modern living and rustic charm. Set within a converted Victorian mill and boasting stunning rural views from all windows.

Having character features such as exposed stonework and beams which add warmth to the living space, quality oak flooring and oak internal doors. The accommodation comprises: communal entrance, lobby, entrance hall, spacious lounge diner, separate kitchen with granite worktops and integrated appliances, two double bedrooms and three piece bathroom. Also having an allocated parking space and additional visitor parking available.

Ideally suited for professional couples or first-time buyers seeking a tranquil setting yet still convenient for amenities within the village as well as good access to the M1 motorway network.



GROUND FLOOR:

Communal Entrance Hall

A secure intercom system gives access to the communal entrance which has a staircase rising to the upper floors. Apartment 6 is located on the first floor.

FIRST FLOOR:

Apartment 6 - Entrance Hall

A door leads into a lobby area which has space for coat and shoe storage. An inner door leads into the entrance hallway which has exposed beams and quality oak flooring. Solid oak doors lead to the lounge, kitchen, bathroom and bedrooms.

Lounge/Dining Room

15'9" max x 17'11" (4.80m max x 5.46m)

This lovely light filled reception room has two modern electric heaters, a feature exposed stone wall, exposed beams to the ceiling, quality oak flooring and two large double glazed windows which enjoy beautiful rural views.

Kitchen

11'8" x 8'8" (3.56m x 2.64m)

The kitchen has a range of shaker style oak wall and base units with granite work surfaces over, inset sink with mixer tap and integrated appliances which include washer/dryer, dishwasher, fridge, freezer, electric hob with extractor hood over and oven. There are exposed beams to the ceiling, a tiled floor and

a double glazed window which enjoys lovely rural views.

Bathroom

The fully tiled bathroom is fitted with a modern 3 piece suite comprising of a bath with shower attachment over and screen, low flush WC and a wash hand basin. There is also a chrome heated towel rail and built-in cylinder cupboard.

Bedroom 1

11'5" x 9'2" (3.48m x 2.79m)

This lovely double bedroom has oak flooring, feature exposed beams and dual aspect double glazed windows which provide pleasant rural views and plenty of natural light.

Bedroom 2

9'7" x 8'11" (2.92m x 2.72m)

This second double room also has oak flooring, a feature exposed stone wall and a double glazed window which also provides rural views.

OUTSIDE:

The property has a private parking space and the use of visitor parking. The mill is set within communal lawned gardens.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) and pass through the traffic lights at Aspley, Moldgreen and continue to Waterloo. At the traffic lights bear right into Penistone Road passing Morrisons Supermarket on the left hand side and continue past Lepton. On reaching the traffic lights in Kirkburton turn left into North Road, continue up the road and then turn left into Turnshaw Road. Proceed to the end and then turn left into Paddock Road, follow Paddock Road and after passing the turning for Moor Lane turn into Linfit Lane where the mill is located on the right hand side.

TENURE & SERVICE CHARGE INFO:

Leasehold - Although the apartment is leasehold, owners benefit from a share of the freehold. The Mill is managed by its residents, fostering a hands-on, community-led approach to the upkeep and management of the building, with decisions made by those who call it home. There is also a covenant in place which states the apartments cannot be let.

Service Charge (2026 period) - £1,214 per annum.

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

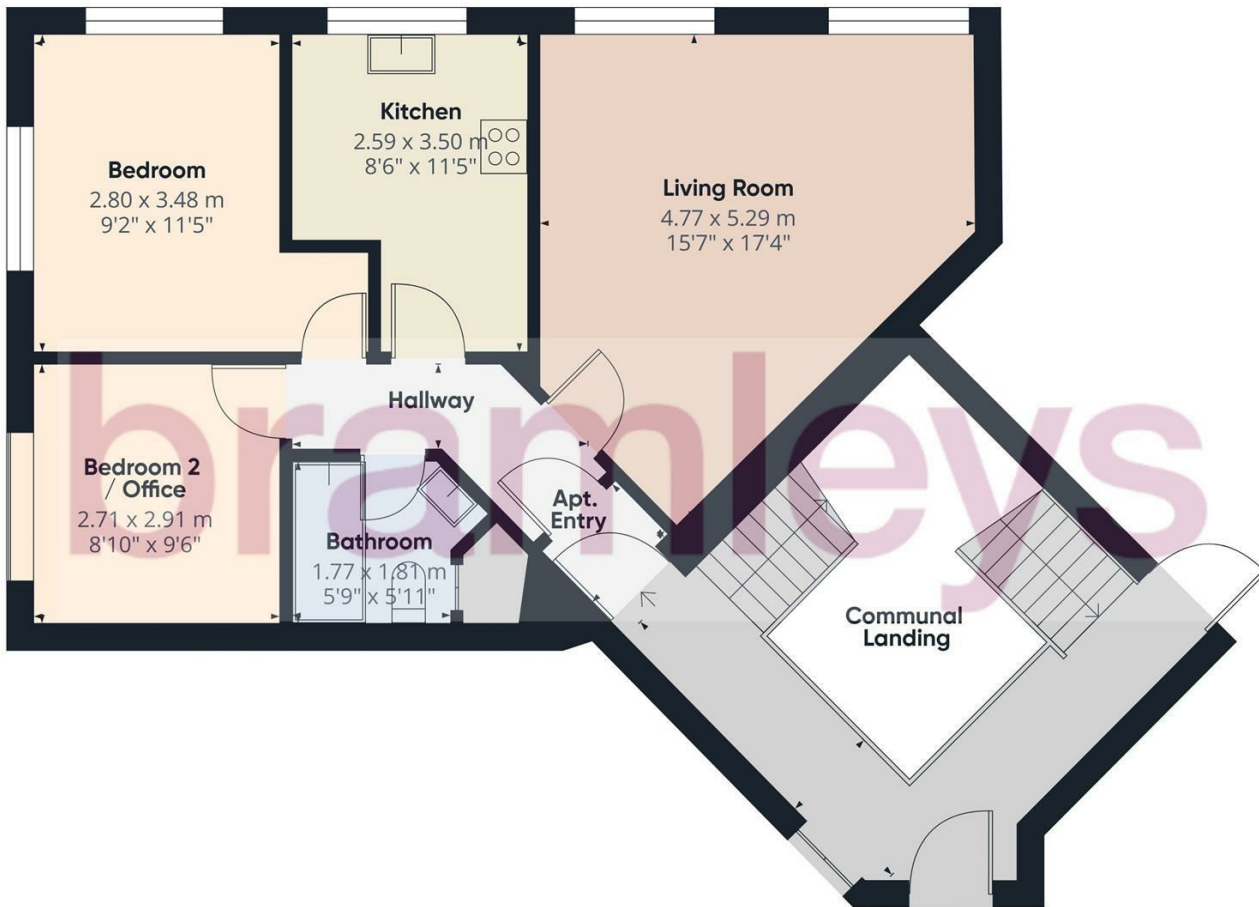
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

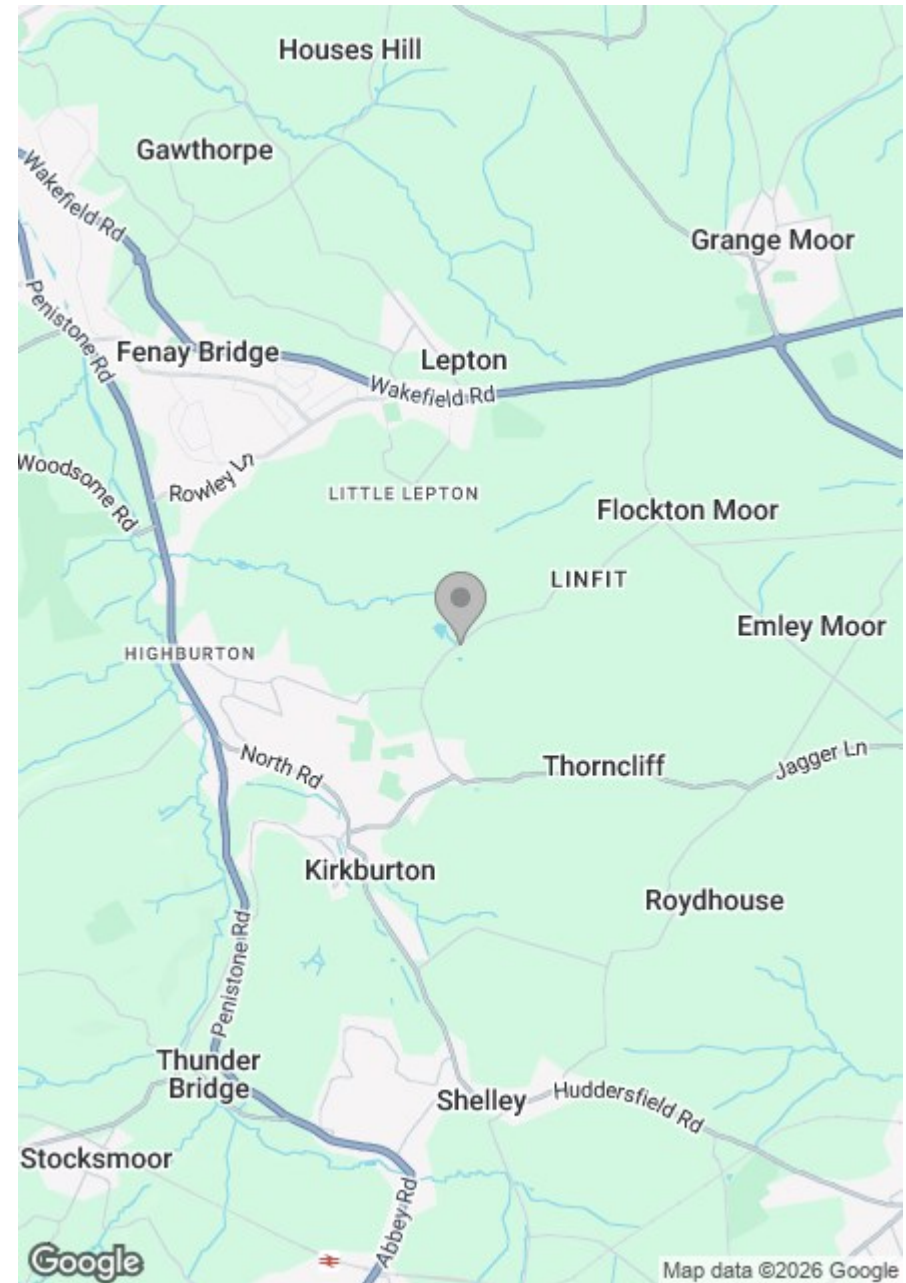
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Huddersfield | Halifax | Elland | Mirfield

