



Applegate  
Properties



- Stunning apartment
- Spacious one bed interior
- Regarded mill conversion
- Wooded riverside setting

## **Wildspur Grove, New Mill, Holmfirth, HD9 1JB    Guide Price £170,000 - £175,000**

A stunning and spacious one bedroom apartment with garaging in regarded mill conversion set within mature woodland and managed gardens close to popular Holmfirth.





## PROPERTY DESCRIPTION

Occupying a truly stunning and secluded riverside setting is this spacious and fully modernised one bedroom apartment. Forming part of this regarded and sympathetic mill conversion the property affords easily maintained accommodation yet with the advantage of extensive outside space and idyllic walks on the doorstep.

Being of potential interest to a variety of buyers including the professional couple, first time buyer or those looking for an ideal 'lock up and leave' or second home.

Having full double glazing, gas central heating and a contemporary, stylish décor throughout the accommodation comprises: Communal Entrance with private door to apartment, spacious open Living/Dining Kitchen having high ceilings and picture windows to front and rear affording a bright and spacious interior. The Dining Kitchen being fitted with an extensive range of modern units with solid granite work surfaces, integrated appliances and downlighting and ample space for large dining table, being open plan to a spacious Living area with bespoke fitted book shelving, generous double bedroom with feature stained glass to entrance having a range of quality fitted furniture including wardrobe space and dressing/study desk space and two windows with views over the river and woodland beyond, Bathroom being re-fitted with a contemporary three piece white suite with contrasting tiled surround, over bath shower, vanity units and useful airing cupboard.

Externally the property has access to a large shared undercroft garage, with ample additional parking within the grounds. The mill sits within managed woodland with landscaped resident seating areas, woodland paths and further visitor carpark.

Tenure: Leasehold. We understand the apartment has a 999 year lease from 1989 and subject to a ground rent of £1 pa with a service charge of £119.85 per month.

Council Tax Band: B

EPC: C

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.

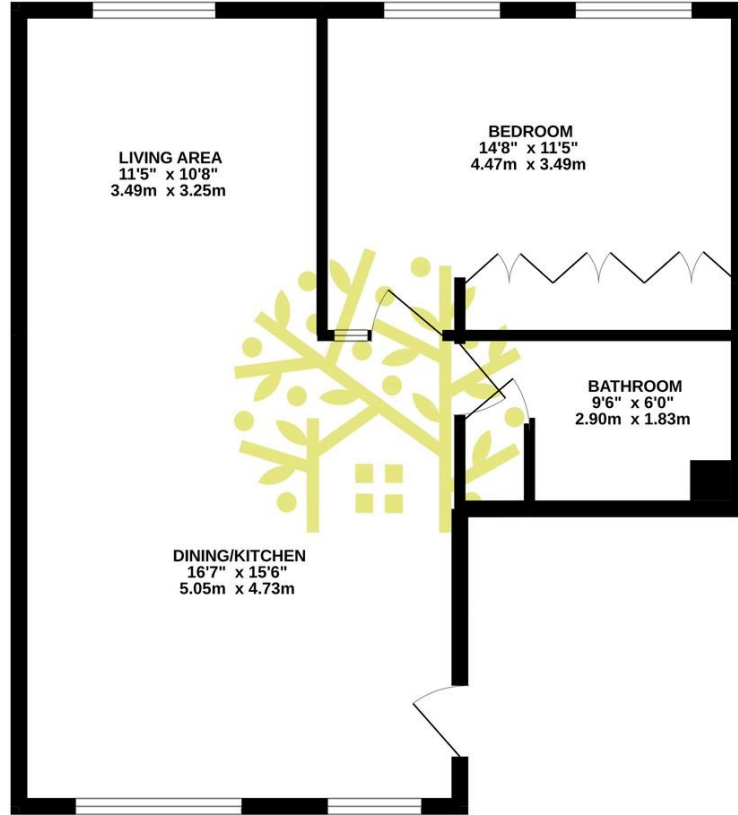




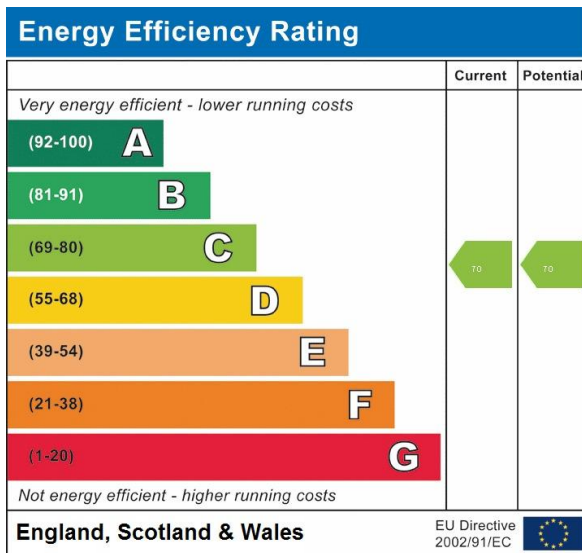








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Address:

Wildspur Grove, To: v > P.

### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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