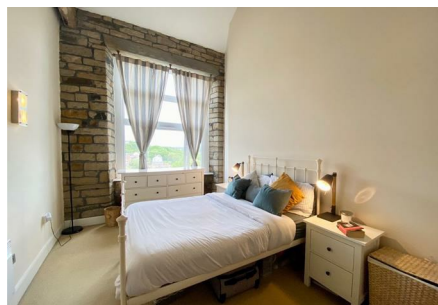




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 49 Savile Court, Huddersfield, HD3 4JT

Price Guide £110,000

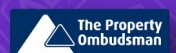
\*SSTC\* One of the biggest penthouse apartments within this stunning Mill Conversion at Savile Court of Milnsbridge and on the edges of Longwood, ADM Residential are pleased to market this beautiful apartment which is situated in a charming converted mill. Ideally set on the fifth floor, offering an abundance of charming features including stunning exposed stone walls and high ceiling, large windows which allow a flood of natural light and stunning views from all sides. Located close to all village amenities and easy access to Lindley and Marsh with the M62 Motorway Networks a few minutes away, popular transport links and just a few miles to Huddersfield town centre.

Boasting generously proportioned rooms with high ceilings and large windows proving a good deal of natural light. There are well maintained communal entrances, staircase and lift. The apartment boasts double glazing, electric heating and security intercom, accommodation briefly comprises of: entrance door, L-shaped reception hallway, storage room with plumbing for washing machine, large open plan lounge with breakfast kitchen area, a modern bathroom, and two true large double bedrooms. The property comes with an allocated parking space, communal area and viewings are by appointment only - Please Call ADM Residential today on 01484 644555 to book an appointment \*NOT TO BE MISSED, NO ONWARD CHAIN!\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

[www.admresidential.co.uk](http://www.admresidential.co.uk)



## COMMUNAL ENTRANCE

Leading into this stylish communal entrance lobby with stairs and lift access to the upper levels:

### LOBBY



Communal lobby with access to post boxes, communal lift, bin storage and there is meter cupboard on each floor. Stairway lead to all floors:

### RECEPTION HALLWAY



A large L-Shaped reception hallway, with electric wall mounted heater, storage room and doors leading to:

### STORAGE AREA

Storage room with plumbing for an automatic washing machine, wall mounted shelving, hot water tank finished with wood effect flooring:

## LOUNGE AREA WITH STUNNING VIEWS



This stunning lounge area boasts exposed stone features walls, large triple aspect double glazed uPVC window to the front side elevations provided stunning viewings and an abundance of natural light which floors the room, T.V point, Telephone point and two wall mounted electric radiators:

## OPEN PLAN LOUNGE/BREAKFAST KITCHEN



A larger than average, well appointed open plan lounge/kitchen dining room with stunning views across the Colne Valley, boasting exposed stone featured walls and high ceilings: (Please note all furniture can be purchased at further negotiations)

## BREAKFAST KITCHEN AREA



A matching range of base and wall mounted units in beech wood effect with under unit lighting. Complementary laminated roll edged working surfaces, contrasting tiled splash backs, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integral electric oven and electric four ring hob with extractor hood over and space for an under freezer and

dishwasher and fridge freezer. Finished with vinyl flooring:

### BEDROOM ONE



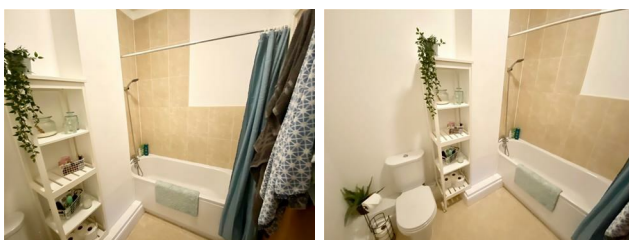
A 20ft double bedroom with uPVC windows to the front aspect with stunning long distance views over the valley, boasting exposed stone featured wall, exposed beams and spot lighting wall lighting, high ceiling and wall mounted electric heater:

### BEDROOM TWO



A very well appointed double bedroom with uPVC windows to the front side aspect and onward views, boasting exposed stone featured wall, wall lighting, high ceiling and wall mounted electric heater:

### MODERN BATHROOM



A partly tiled, modern fitted bathroom suite in white with chrome effect fittings, comprising of:- panelled bath with shower attachment over and a shower curtain rail, hand wash pedestal and a low level flush WC, extractor fan, shaver point and an electric heated towel rail. Finished with vinyl flooring:

### ADDITIONAL INFORMATION

This property is tenanted, with a 6 month lease please ask agent for details.

The property has an allocated parking space in the resident's car park located in front of the building:

Service Charge £200.00 a Year

Ground Rent £103.00 pounds a month Approx "Lease Hold "

Parking Space Provided at location No 17

### FURTHER PHOTOS



A selection of further photos:

### Stunning Viewings Across The Colne Valley



### ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

## Tenure

THE PROPERTY IS LEASEHOLD, WITH THE LEASE STARTING ON THE 26/04/2010 AND ENDING ON THE 20/12/2871. THE GROUND RENT IS £250 A YEAR AND MAINTENANCE FEE IS £100 A MONTH. THERE IS AN INSURANCE CONTRIBUTION FEE OF £530.04 PER YEAR PAID ON 1ST MAY. ENERGY RATING: E

## Council Tax Bands

The council Tax Banding is " "

Please check the monthly amount on the Kirklee Council Tax Website .

## DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



## Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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