



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 26 Savile Court, Huddersfield, HD3 4JT

**Offers Over £69,995**

**\*SOLD\*** Second floor apartment in a converted mill located in a well regarded Colne Valley Village. Great for buy-to-let investment, first time buyers, professionals and those downsizing. Open plan layout and off road parking. This modern, converted mill development is ideally situated in the village centre being well placed for the local amenities and schools with regular bus service to Huddersfield town centre and a short drive to the M62 motorway network. This stylish second floor apartment is ideal for the first time buyer or professional person, offering comfortable yet contemporary accommodation. The complex has an intercom security system, lifts and stairs to all floors and allocated parking space. The accommodation briefly comprises: large entrance hall with useful utility/storage room, open plan breakfast kitchen/lounge with attractive feature stone wall and onward views, spacious double bedroom, occasional room/study and modern bathroom. Call ADM Residential today on 01484 644555 to arrange your viewing! **\*VIRTUAL VIEWING ALSO AVAILABLE\***

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:

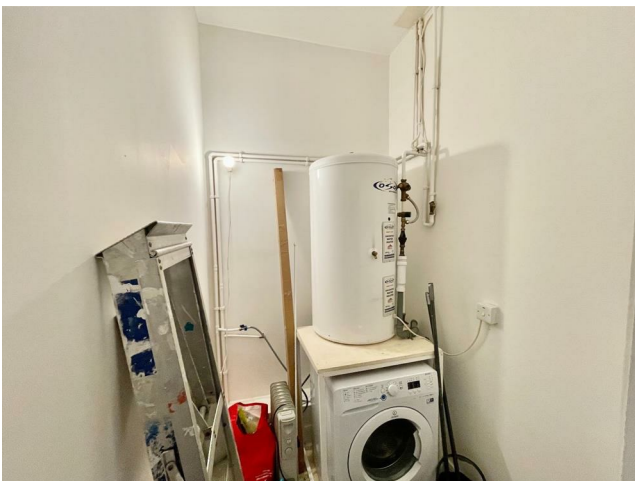
## ENTRANCE DOOR

Entrance door leading to:

## HALLWAY

A large reception hallway, with wall mounted electric heater, wall lighting and intercom system. Finished with wood effect laminate flooring and doors leading to:

## UTILITY/STORAGE ROOM



Storage room with plumbing for an automatic washing machine, housing for the hot water tank and finished with wood effect laminate flooring:

This room has been decorated superbly throughout, and is a fantastic size. There is a large window, making the most of the high ceiling and the view. There is plenty of space for ample

furniture throughout, including a dining table. The kitchen is modern, and the property is ready to move straight in to.

## OPEN PLAN LIVING AREA 21'7 x 11'3 (6.58m x 3.43m)



A stunning open plan living/kitchen offers exposed stone wall and an abundance of natural light:

## KITCHEN AREA



Modern kitchen with breakfast bar area in a matching range of base and wall mounted units in light Oak 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 stainless steel extractor hood and space for an under counter fridge, freezer and dishwasher. Finished with vinyl effect flooring:

## LOUNGE AREA



The lounge area boasts double glazed uPVC window to the front aspect and featured exposed stone wall. Finished with T.V point, telephone point, two wall mounted electric heaters and wood effect laminate flooring:

## BEDROOM ONE 20'8 x 9'5 (6.30m x 2.87m)



A 20ft double bedroom with uPVC window to the front aspect, boasting exposed stone wall, high ceilings and wall mounted electric heater. Finished with laminate wood effect flooring:

## OCCASIONAL ROOM/STUDY 11'6 x 11'2 (3.51m x 3.40m)



Spacious study/occasional room with wall mounted electric heater and wood effect laminate flooring:

## BATHROOM 7'3 x 6'5 (2.21m x 1.96m)



A partly tiled, modern fitted three piece bathroom suite in white with chrome effect fittings. Comprising of:- panelled bath with shower attachment over, hand wash pedestal and a low level flush w/c. Finished with extractor fan, shaver point, wall mounted heated towel rail and finished with vinyl flooring:

## 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.

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **Tenure**

This property is Leasehold.

£107 per month service charge - £250 per annum ground rent

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

### **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 Or 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.

### **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.

### **DISCLAIMER**

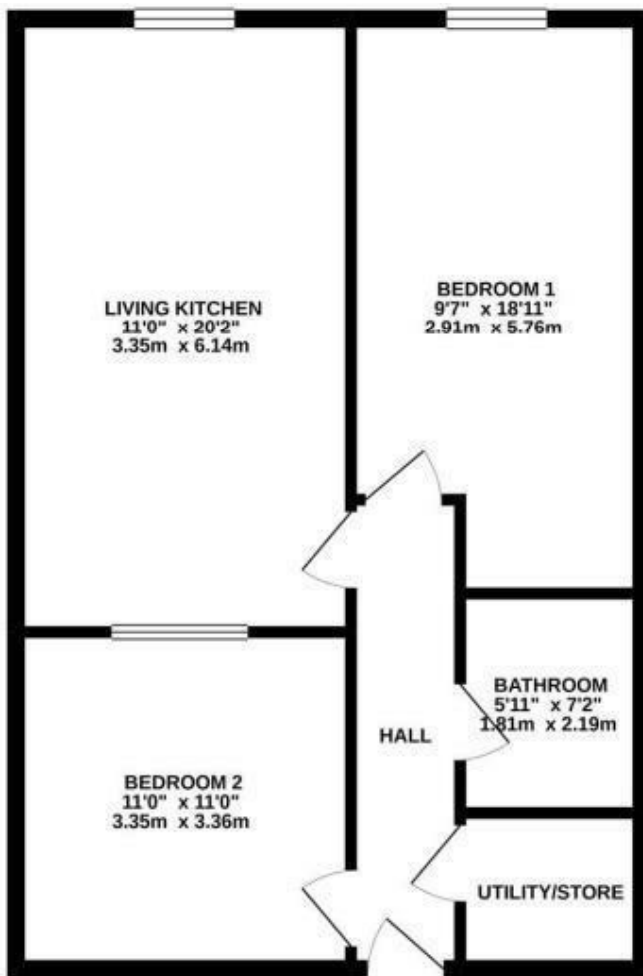
Although these particulars are thought to be materially correct their accuracy cannot be

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. 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.

### **EPC LINK**

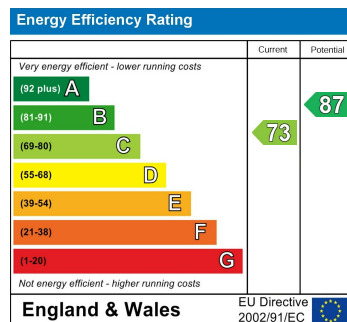
<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9439-5424-2000-0018-5202>

## Floor Plan



While 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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 9/2012.

## Energy Efficiency Graph



### 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.

### 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. 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.