



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 102 Waterside Mills Parkwood Road, Huddersfield, HD3 4ZN

**Price £138,000**

ADM Residential offer for sale this highly sought after two DOUBLE bedroomed luxury apartment set on the ground floor, stunning scenic valley position in the conservation area of Longwood is Waterside Mill. This modern built development was completed around 2010 to complement neighbouring buildings, once part of a textile mill. This ground floor apartment is energy efficient and easy to maintain and features tall windows and a balcony overlooking the attractive mill pond. Ideally situated close to the local village amenities, regular bus routes to Huddersfield town centre and offers easy access to the M62 Motorway networks as well as access links to surrounding areas.

This apartment will suit an array of buyers with security intercom system and enclosed gated parking boasting gas central heating and double glazing. Comprises of: Entrance door leading to the reception hallway with useful storage cupboard, door leads into the open plan lounge/kitchen/ dining room with an abundance of natural light from the charming balcony overlooking the Mill Pond, boasting a well designed tastefully appointed modern kitchen area with integral appliances, two double bedroom with a modern bathroom. Externally, balcony overlooking the mill pond, communal grounds with an allocated parking spaces for two cars. "VIEWINGS ARE ESSENTIAL AND NOT TO BE MISSED" PLEASE CALL ADM RESIDENTIAL TODAY ON TEL:- 01484 644555 or ask for the virtual viewing link.

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



From the car park to the rear of the building, a communal entrance door with security intercom system gives access into the building. The apartment is located on the ground floor level, doors leading to:

## Hallway

An entrance hallway with access to all rooms and two useful storage cupboards, one which houses the combi-boiler, having a wall mounted security intercom and wall mounted gas central heated radiator:

## Open Plan Living 27'5 x 10'6 (8.36m x 3.20m)



A well appointed, tastefully decorated, modern open plan lounge/ dining /kitchen with double glazed wood windows and door leading onto the balcony which over looks this stunning waterside setting:

## Lounge Area



Well appointed open plan lounge with double glazed windows and door leading to the balcony which overlooks the front aspect, TV point, Telephone point, Internet access and wall mounted gas central heated radiator:

## Dining Area



The dining area offers ample space for dining table and chairs finished with wall mounted gas central heated radiator:

### Modern Kitchen



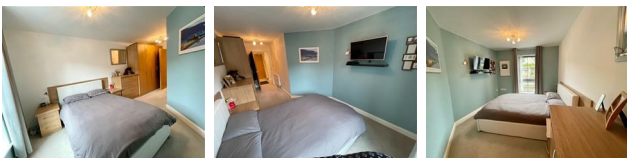
This modern fitted kitchen featuring an excellent range of contemporary base and wall units in Walnut Effect & High Gloss White with contrasting brushed chrome effect fixings, complementary roll edge laminate working surface with tiled splash back, inset stainless steel sink unit with mixer taps, integrated stainless steel electric oven and four ring gas hob, with stainless steel extractor hood over. Integrated fridge freezer, integrated dishwasher and an integrated washing machine, finished with under unit LED lighting and laminate wood effect flooring:

### Modern Bathroom 7'10 x 5'6 (2.39m x 1.68m)



A partly tiled, modern three piece bathroom suite in white with chrome effect fittings comprising of: tiled bath with shower over and splash screen, hand wash pedestal basin and a low level flush w/c. Finished with a heated towel rail, shaver point, extractor vent and laminated effect flooring:

### Bedroom One 19'9 x 9'4 (6.02m x 2.84m)



A large double bedroom with a double glazed wood window to the front aspect taking full advantage of the waterside setting and a wall mounted gas central heated radiator:

### Bedroom Two 19'9 x 9'4 (6.02m x 2.84m)



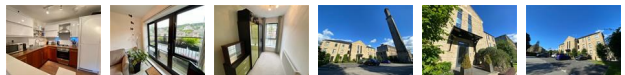
A second double bedroom decorated in neutral colours which is set to the front aspect, double glazed windows also overlooking the waterside setting, finished with a telephone point and a wall mounted gas central heated radiator:

### Externally



Externally this apartment offers a charming balcony which overlooks the waterside setting and onward views, there is a communal area with allocated parking spaces for two cars:

### Extra Photos



### Further Information



The service charges are £93.14 service per month  
A further £ 15.00 pounds a month service charge

And quarterly charge of £75.00 pounds (Leasehold payment equating to £25.00 a month)  
TOTAL A MONTH £133.14

### **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.

### **EPC LINK**

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0798-5054-7378-0502-6960>

### **Tenure**

This property is (LEASE HOLD) with 999 years

All Service Charges approximately £133.14 a month

### **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.

### **ABOUT THE AREA**

About the area are as follows:

Local schools are: Beech Early Years Infant and Junior School, S t John's Church o f England Voluntary Aided Junior and Infant School. Crow

Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School. The property is located in Longwood village, some 2.5 miles (4.0 km) west of Huddersfield town centre and having good access to the M62 motorway links as well as being close to the local amenities of neighbouring Golcar and Lindley.

### **Council Tax Bands**

The council Tax Banding is "B"

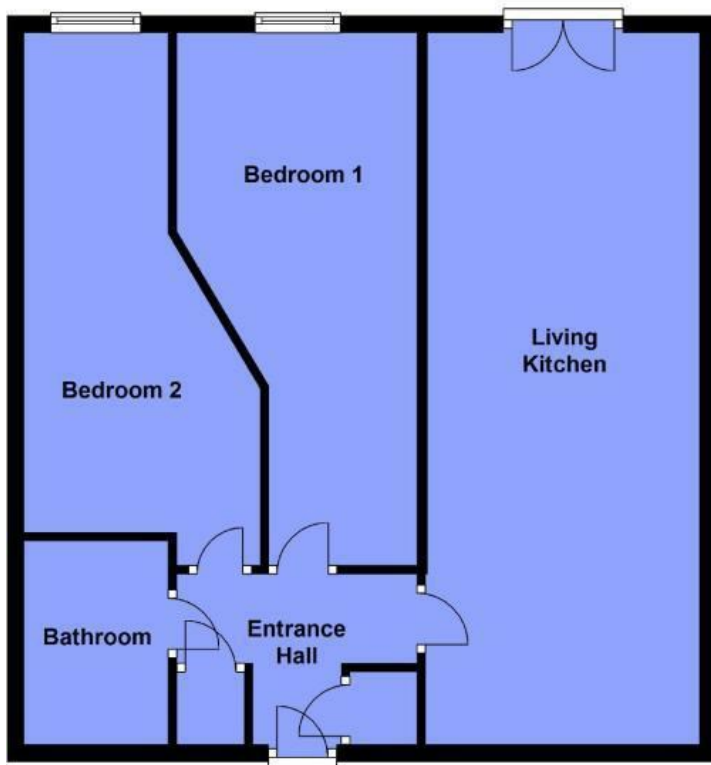
Please check the monthly amount on the Kirklee Council Tax Website .

### **BOUNDARIES AND OWNERSHIPS**

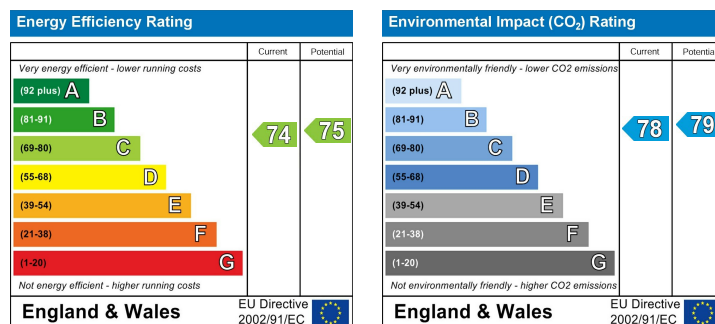
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## Floor Plan

### Ground Floor



## Energy Efficiency Graph



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