



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 223 Low Westwood Lane, Huddersfield, HD7 5UN Offers In Excess Of £105,000

**\*UNDEROFFER\***

ADM Residential are pleased to offer to the market this **\*ONE BEDROOM\*** stunning duplex apartment which is located on the second floor of this iconic Grade II listed waterside mill conversion. The accommodation is laid out over two levels, being energy efficient and easy to maintain the accommodation offers communal entrance lobby with security intercom system, staircase and lift allowing access to upper levels. The property boasting tasteful appointed deco, double glazing and electric heating system, briefly comprises of an entrance hallway with useful storage cupboard, staircase rises to the next floor landing, inner lobby which leads into this stunning open plan living, dining/kitchen space boasting floor to ceiling windows for an abundance of natural light. To the first floor landing further storage cupboard, a double mezzanine bedroom with built in wardrobe and featured balcony, and access to a modern bathroom. Externally there is a residents car park with allocated car parking space and fantastic woodland views. The highly regarded Titanic Spa is also conveniently on site whereby you can easily access their range of treatments, fitness centre and bistro with a membership. If you enjoy walking, you can get onto the canal side towpath and enjoy a waterside walk up to Slaithwaite village or even on up to Marsden and the Tunnel End Visitor Centre. This is also an excellent base for those who commute as there is a train station in nearby Slaithwaite, an excellent bus service on Manchester Road and good access up to the M62 at Junctions 23 & 24. **"VIEWINGS ARE ESSENTIAL AND NOT TO BE MISSED"** Call ADM Residential today on 01484 644555 to arrange your appointment.

**\*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 & LOBBY



Leading into this secure entrance lobby area, with stairs and lift which provides access to the upper levels:

## SECOND FLOOR



Once inside the building, take the lift or staircase up to the second floor and the internal corridor will lead onto the apartment. Entrance door then leads to:

## ENTRANCE DOOR/HALLWAY



An inviting entrance hallway with staircase rising to the first floor landing, intercom system, under stairs storage cupboard, wood effect laminate flooring and door leading to:

## OPEN PLAN LIVING



A great, open plan living space with a light and airy feel having a floor to ceiling double glazed window allowing an abundance of natural light and providing woodland views. Finished with wood effect laminate flooring:

## LOUNGE/DINING AREA



This well appointed lounge/dining area featuring T.V point, telephone point, wall mounted electric heater, inset ceiling spotlights and wood effect laminate flooring:

## KITCHEN AREA



Spacious, contemporary kitchen area is fitted with a matching range of kitchen units in Wood effect and has ample laminate working surfaces incorporating a circular sink and drainer with mixer tap over. Integral electric oven and four ring induction hob with stainless steel splash back and extractor hood over, integrated fridge/freezer, dishwasher and washer/dryer. Finished with under unit LED lighting, floating shelves, ample power points, inset ceiling spotlights and wood effect laminate flooring:

## TO THE FIRST FLOOR LANDING



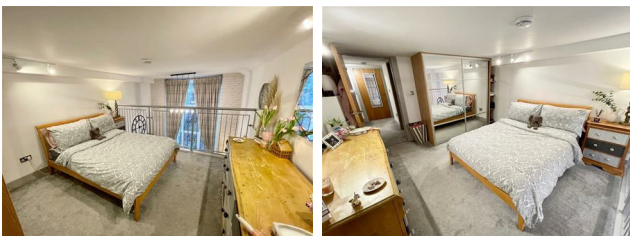
Access to the first floor landing, featuring a useful storage cupboard and doors leading to:

## MODERN BATHROOM



Partly tiled, modern three piece bathroom suite in white with chrome effect fittings comprising of: panelled bath with mains fitted shower and splash screen, circular ceramic hand wash basin on a glass topped vanity unit and an incorporated low level flush w/c. Finished with fitted mirror illuminated side panels, shaver socket, ceiling spotlights and a chrome effect ladder style radiator/towel rail and tiled flooring:

## MEZZANINE BEDROOM



Stunning mezzanine double bedroom with chrome featured railings over looking open plan living space below. Finished with built in double wardrobe with sliding mirror doors, ceiling lighting and wall mounted electric heater:

## About Titanic Mills



Apartment 223 is set on the second floor offering a luxury duplex apartment.

Titanic Mill is one of Huddersfield's most recognisable buildings having been built on the site of a former textile mill in the Colne Valley area, offers a stunning countryside setting. The Grade II listed waterside mill was converted into apartments in 2007-2008 and looks out over Huddersfield's famous Narrow Canal.

Popular with a number of celebrities, the Titanic is also home to the prestigious and award winning Titanic Spa, offering a comprehensive range of treatments, a fitness centre, and a bistro (membership required)

If you enjoy walking, you can get onto the canal side towpath and enjoy a waterside walk up to Slaithwaite village or even on up to Marsden and the Tunnel End Visitor Centre. This is also an excellent base for those who commute as there is a train station in nearby Slaithwaite, an excellent bus service on Manchester Road and good access up to the M62 at Junctions 23 & 24.

## 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 - 999 years.

Approximately £133.00 per month for management and service charge.

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.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0390-2238-2120-2692-2355>

### **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.

### **Key Facts for Buyers Sprift Report**

[https://sprift.com/dashboard/property-report/?](https://sprift.com/dashboard/property-report/?access_key=6948c2cdce3eb3a8a82c93e5274fd93cf0ebaa92d46bc7381ce352661d0ffd30)

[access\\_key=6948c2cdce3eb3a8a82c93e5274fd93cf0ebaa92d46bc7381ce352661d0ffd30](https://sprift.com/dashboard/property-report/?access_key=6948c2cdce3eb3a8a82c93e5274fd93cf0ebaa92d46bc7381ce352661d0ffd30)

### **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**

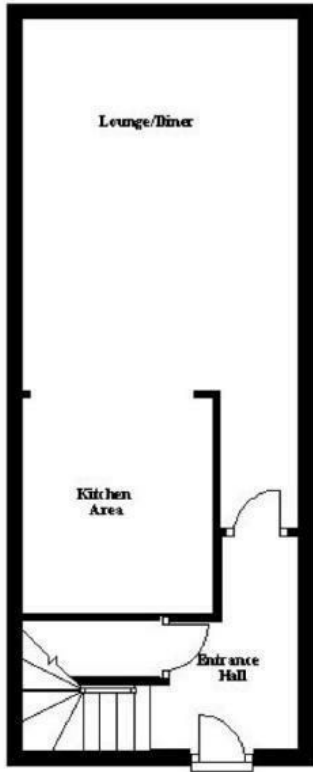
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances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

### **ABOUT THE AREA**

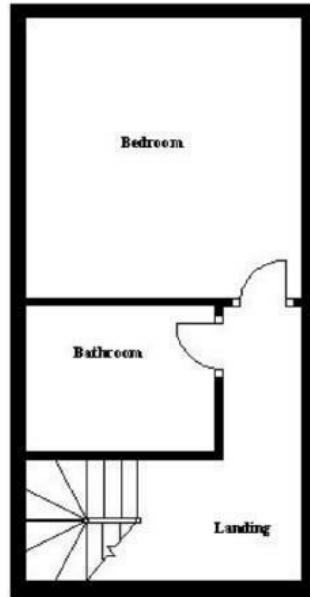
This is also an excellent base for those who commute on a regular basis to any of the surrounding major conurbations such as Manchester, Leeds, Wakefield and Sheffield, having

good links to the M62 and M1 motorways. There is a railway station in nearby Slaithwaite providing a train service through to Manchester. You can also take a short walk up to Manchester Road where there is a regular bus service.

## Floor Plan



Ground Floor



First Floor

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
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