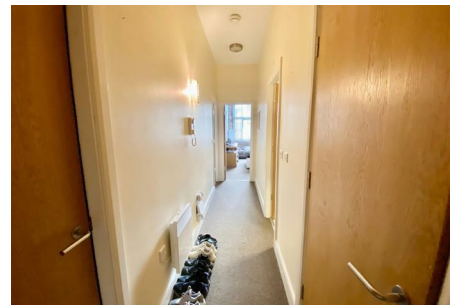




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 15 Savile Court Savile Street, Huddersfield, HD3 4JT

**Guide Price £75,000**

Now offered **\*FOR SALE\*** **\*FIRST FLOOR APARTMENT\*** in this stunning **\*MILL CONVERSION\*** at Savile Court of Milnsbridge and on the edges of Longwood with well maintained communal entrances, staircase and lift. ADM Residential are pleased to market this tastefully decorated one bedroom apartment which is situated in a charming converted mill. Ideally set on the first floor, offering an abundance of charming features including generously proportioned rooms, stunning exposed stone walls, high ceilings and 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 network a few minutes away, popular transport links and just a few miles to Huddersfield town centre. The apartment boasts double glazing, electric heating and security intercom system with the accommodation briefly comprises of: entrance door, hallway, storage room, large open plan lounge with breakfast kitchen area, a modern bathroom and large double bedroom with a second occasional office/bedroom. The property also comes with an allocated parking space. Viewings are by appointment only - Please call ADM Residential today on 01484 644555 to book an appointment **\*NOT TO BE MISSED\*** **\*VIRTUAL VIEWING AVAILABLE SHORTLY\***

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:

## ENTRANCE HALLWAY



A large reception hallway with wall mounted electric heater, wall lighting and intercom system. Doors leading to:

## STORAGE CUPBOARD

Storage room with housing for the hot water tank and plumbing for an automatic washing machine:

## OPEN PLAN KITCHEN/LOUNGE 20'89 x 11'13 (6.10m x 3.35m)

A fantastic sized, open plan lounge area/breakfast kitchen offers exposed stone wall and an abundance of natural light:

## KITCHEN AREA 11'13 x 7'84 (3.35m x 2.13m)



Kitchen area with window to the rear aspect featuring matching base and wall units in Beach wood effect, laminate roll edged working surfaces, contrastic tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven and four ring electric hob with stainless steel extractor hood over. Space for under counter fridge and freezer. Finished with wall mounted electric heater and vinyl effect flooring:

**LOUNGE AREA 13'05 x 11'13 (4.09m x 3.35m)**



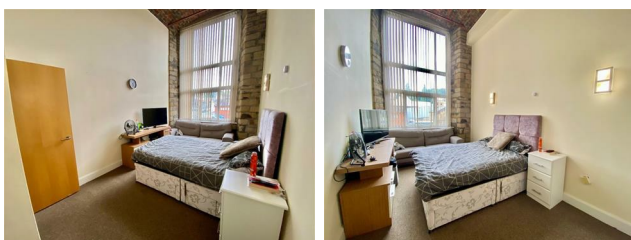
Lounge area with window to the rear aspect featuring exposed brick work and finished with two wall mounted electric heaters:

**BATHROOM 7'23 x 5'72 (2.13m x 1.52m)**



A modern fitted, partly tiled, three piece bathroom suite in white with chrome effect fittings, comprising of panelled bath with shower attachment and bi-folding shower screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor hood, wall mounted heated towel rail and vinyl effect flooring:

**BEDROOM ONE 17'98 x 9'29 (5.18m x 2.74m)**



A larger than average, double bedroom with window to the rear aspect featuring exposed brick wall, finished with wall mounted lighting and wall mounted electric heater:

**OCCASIONAL ROOM 11'16 x 11.05 (3.35m x 3.35m.1.52m)**



Good sized occasional room/study room, currently used as a second bedroom, finished with wall mounted electric heater:

**PARKING SPACE**

Allocated parking:

**ABOUT THE AREA**

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

Local schools in the Milnsbridge area are as follows:

Beech Early Years Infant and Junior School, St John's Church of 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

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 youtube link.

Please ask the agents for the detail.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2938-1032-6221-5297-1924>

### **Tenure**

This property is Leasehold.

### **Council Tax Bands**

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees 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.

### **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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## 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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