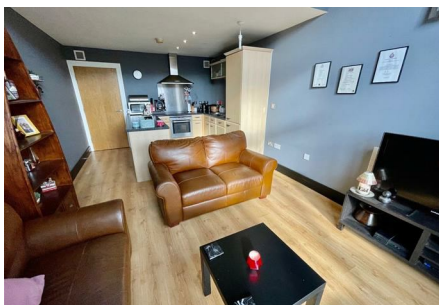




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 519 Low Westwood Lane, Huddersfield, HD7 5UW Offers Around £105,000

ADM Residential are pleased to offer to the market this \*ONE BEDROOM\* stunning two storey penthouse apartment which boasts a private balcony, located on the top 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 boasts double glazing and electric heating system, briefly comprises of an entrance hallway with staircase rising to the next floor, modern bathroom, inner lobby which leads into this stunning open plan living/ breakfast kitchen space boasting arched windows for an abundance of natural light, door provides access to external balcony with stunning views. To the first floor is a double bedroom with walk-in wardrobe and unique storage room. 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  
www.admresidential.co.uk



## COMMUNAL ENTRANCE & LOBBY

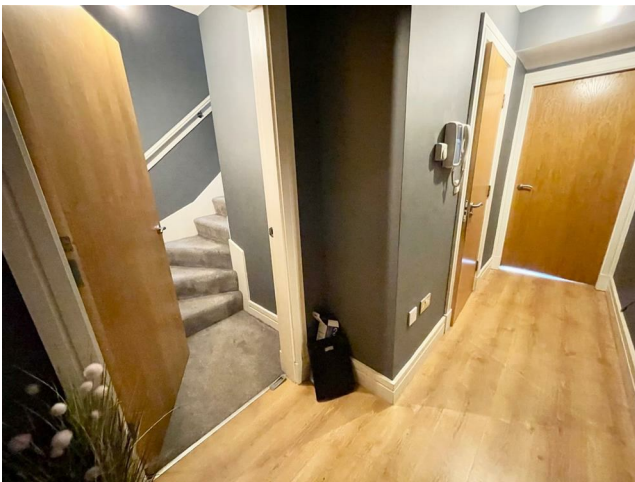


Leading into this secure entrance lobby area, with stairs and lift which provides access to the upper levels:

## TOP FLOOR

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

## ENTRANCE DOOR/HALLWAY



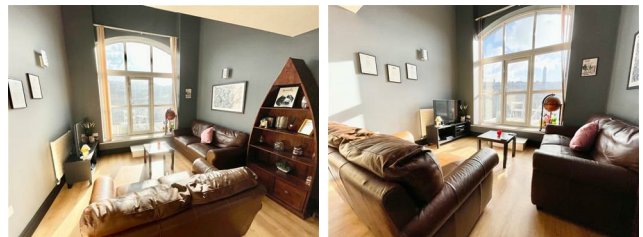
An inviting entrance hallway with staircase rising to the bedroom, intercom system, under stairs storage cupboard, wood effect laminate flooring and door leading to:

## OPEN PLAN LIVING



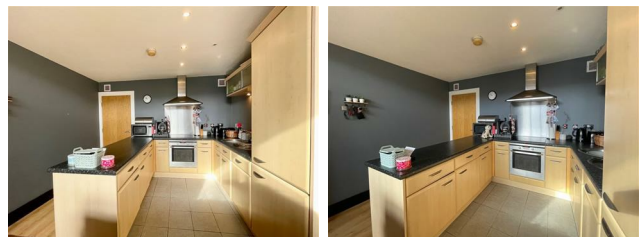
A great, open plan living space with a light and airy feel having a floor to ceiling double glazed window allowing an abundance of natural light and providing far reaching views across the valley. Finished with wood effect laminate flooring:

**LOUNGE/DINING AREA 16' 11" x 11' 6"**  
**(4.88m 3.35m x 3.35m 1.83m)**



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 ample power points, inset ceiling spotlights and wood effect laminate flooring:

### BALCONY



Door leads to external balcony with ample seating area and stunning views across the valley, a perfect space to relax and unwind:

### STAIRCASE RISES TO MAIN BEDROOM

### MAIN BEDROOM 12'6 x 11'6 (3.81m x 3.51m)



Good sized 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:

### MODERN BATHROOM 7'0 x 4 '3 (2.13m x 1.22m '0.91m)



Partly tiled, modern three piece bathroom suite in white with chrome effect fittings comprising of: panelled bath with mains fitted shower and splash screen, hand wash pedestal basin 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:

### About Titanic Mills

Apartment 519 is set on the top 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**

### **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**

### **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.

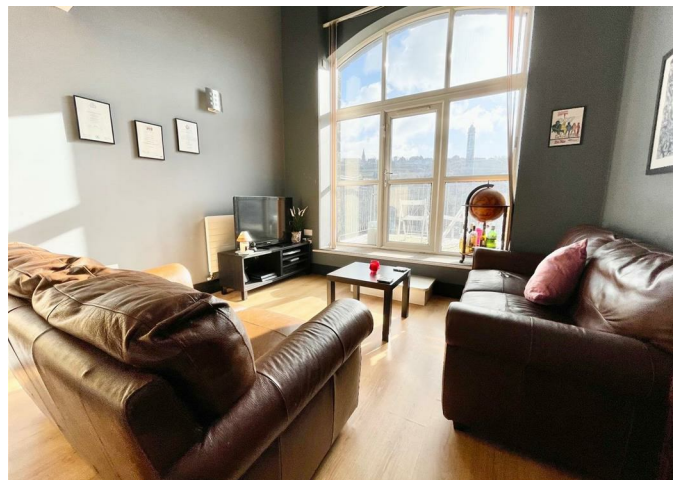
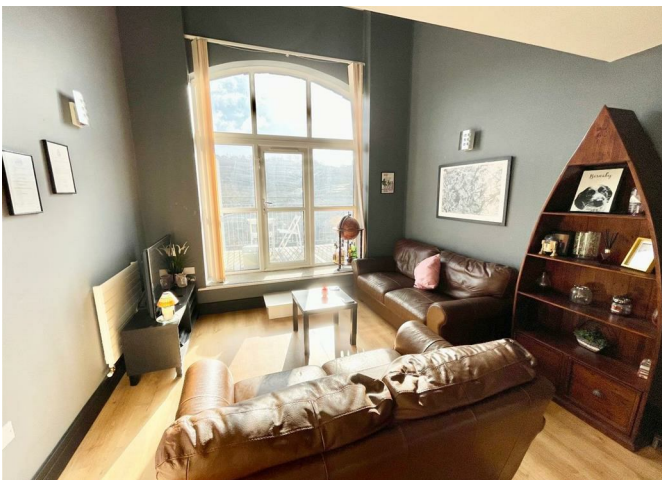
### **ABOUT THE AREA**

About the area are as follows:

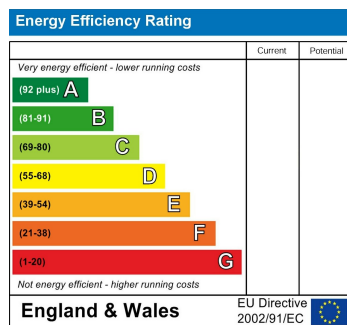
With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

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.



### Energy Efficiency Graph



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