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**Pecket Well Mill, Pecket Well,
Hebden Bridge, HX7 8QY**

£225,000



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2 Pecket Well Mill, Pecket Well, Hebden Bridge, West Yorkshire, HX7 8QY

Stunning Apartment In Mill Conversion

2 Double Bedrooms

Stylish Open Plan Living

Pleasant Patio Area

Hilltop Village Setting, Wonderful Views

En-Suite Bathroom & Shower Room

2 Parking Spaces & Lock-Up Bike Storage

Light & Spacious Contemporary Home

A stylish apartment, forming part of an imaginative former mill conversion, with large windows allowing for plenty of light and stunning views of the surrounding countryside. This wonderful apartment has been improved and refurbished by the current owners and offers very contemporary open plan living accommodation. There are 2 double bedrooms, the master with an en-suite bathroom and also a separate shower room. A gas central heating system and double glazing installed. The apartment benefits from 2 allocated parking spaces and lock-up bike storage. There is also a pleasant patio area to the rear. Viewing essential.

EPC EER (66) D

Accommodation:

All measurements are approximate

Entrances

This is a first floor apartment and can be approached via steps at the side of the mill pond, from the car park. There is also more level access to the rear, with just a couple of steps leading to double rear entrance doors.

Side Entrance Lobby

Useful built-in cloaks cupboard. Stairs with glass panels to the open plan living accommodation.

Open Plan Living

24' 4" x 21' 0" (7.42m x 6.40m) max

A light and bright open plan living space with large double glazed windows to three elevations, allowing for plenty of light and affording wonderful views of the surrounding countryside. Character features are retained within this mill conversion, including the pillars and ceiling beams plus exposed stone work. Attractive wood flooring. Radiators.

Fitted Kitchen

Stylish modern fitted kitchen with white units and contrast black granite worktops. Integrated Smeg electric oven with gas hob and cooker hood. Granite splashback. Inset stainless steel one and a half bowl sink with mixer tap. Integrated washing machine.

Shower Room

Fitted with a modern three piece white suite comprising; WC wash hand basin and step-in shower enclosure. Extractor. Spot lighting. Vanity mirror. Chrome heated towel rail. Double glazed rear window.





Master Bedroom

11' 6" x 11' 11" (3.51m x 3.64m)

With wonderful views to the front elevation and a sunny outlook. Feature exposed stone wall and ceiling beams. Radiator.

En Suite Bathroom

Fitted with a modern three piece white suite comprising; WC, wash hand basin and panelled bath. Recess spot lighting. Chrome heated towel rail. Tiled floor. Exposed stonework.

Bedroom 2

12' 0" x 9' 9" (3.66m x 2.98m) + wardrobe

A second double bedroom with excellent storage provided by a built-in double wardrobe with sliding mirror doors. Feature pillar and exposed ceiling beams. Radiator. Double glazed rear window.

Patio Area

There is a small patio area to the rear of the apartment, ideal for barbecues and watching the sunsets.

Allocated Parking

Apartment 2 has two allocated parking spaces within the car-park. There is also a visitor space.

Storage & Bike Storage

A large communal store area provides secure bike storage and can also be used for personal storage, with certain restrictions.

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

Directions

Leave Hebden Bridge on the Keighley Road, A6033 heading towards Howarth and Keighley. Follow this road up out of town and through the woods and you will reach Pecket Well village. Continue through the village and Pecket Well Mill is located on the right hand side. There are two allocated parking spaces for apartment 2 and there is also a visitor space.

Tenure/Service Charges

This is a Leasehold property, with a long, 999 year lease commencing January 2005. The annual ground rent is £125.00. The annual Service Charge for 2024 is £2560.00. This fee is levied by the Management Company as per the lease. The management company includes representatives from home owners at Pecket Well Mill. Covered within this charge is: Buildings Insurance, window cleaning, upkeep and maintenance to communal areas, bike storage and car parking areas. Grounds and mill pond repair and maintenance. Electricity to communal areas. Further details regards the management of Pecket Well Mill are available, please enquire.

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.
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GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 sq.m.) approx.
Whilst 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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