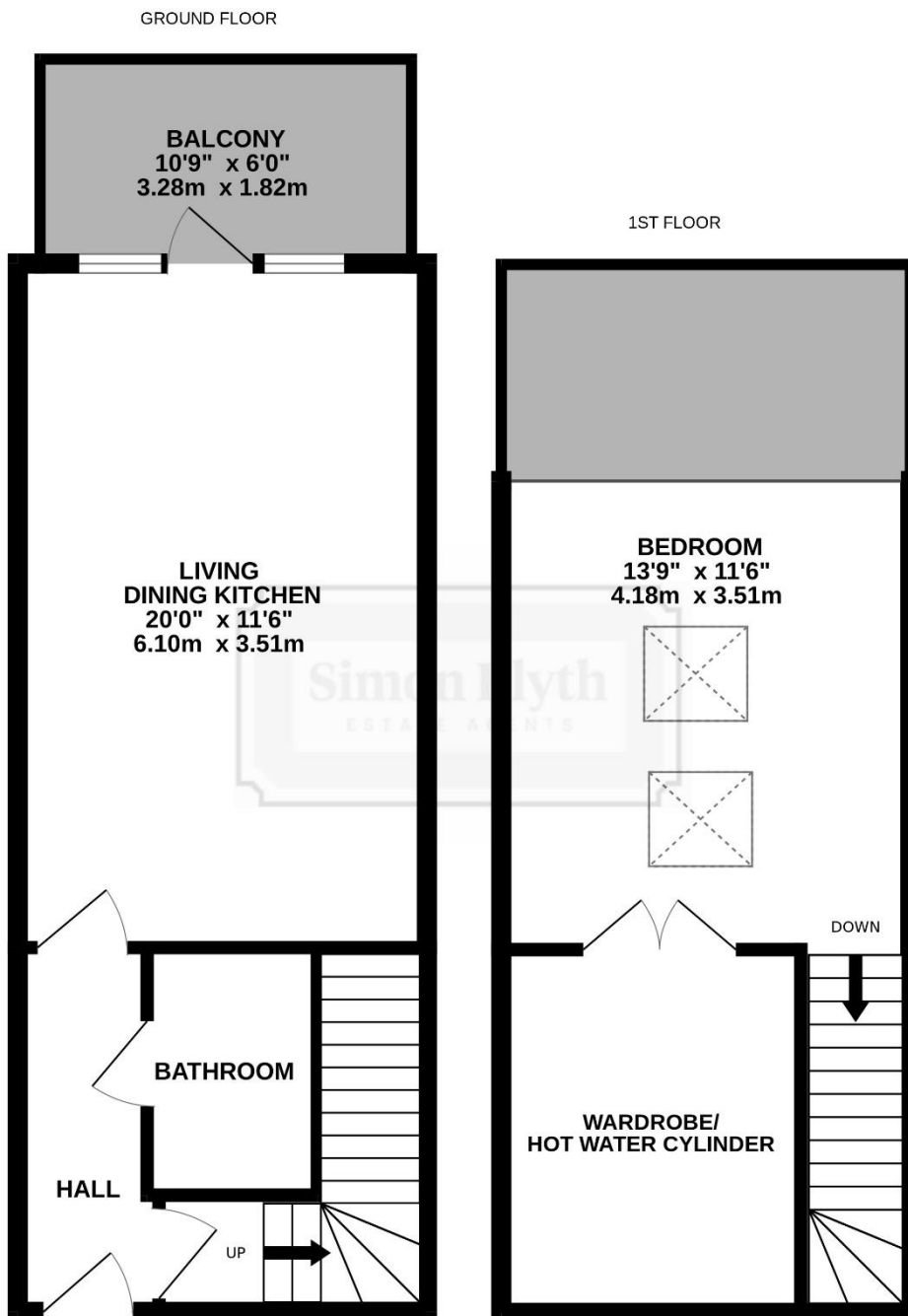


**Simon Blyth**  
ESTATE AGENTS



**APARTMENT 546, TITANIC MILL, LOW WESTWOOD LANE, LINTHWAITE HD7 5UN**





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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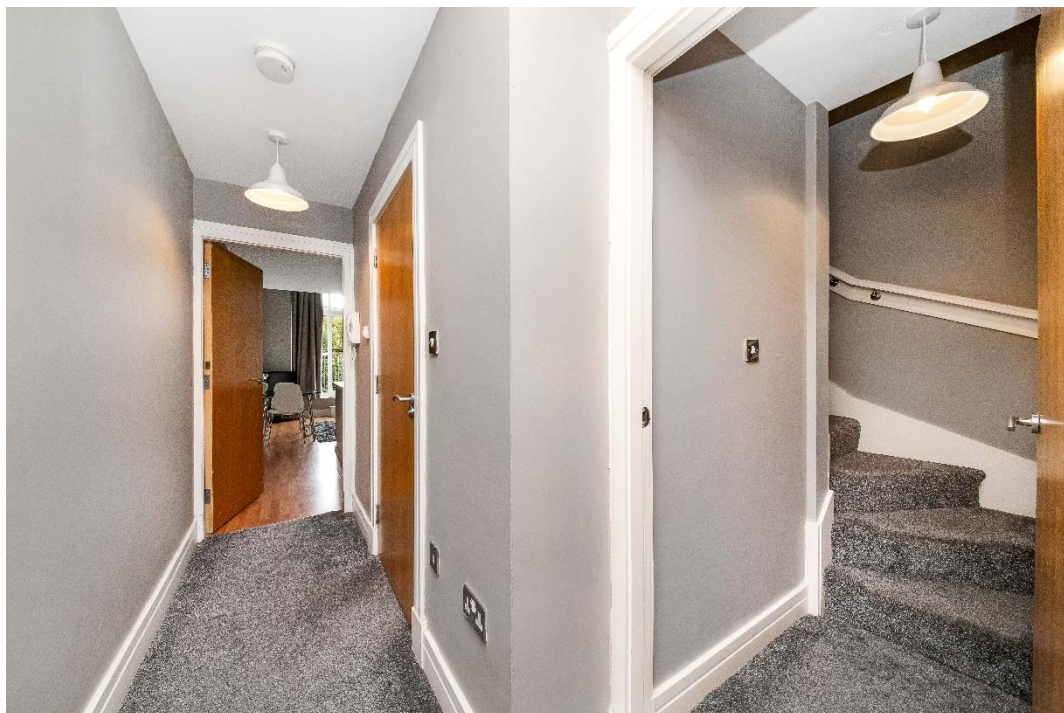
## PROPERTY DESCRIPTION

A WELL PRESENTED, PENTHOUSE, DUPLEX APARTMENT IN THE ICONIC, WATERSIDE MILL CONVERSION 'TITANIC MILL'. SITUATED IN THE BEAUTIFUL COLNE VALLEY, WITH NEARBY AMENITIES IN LINTHWAITE AND SLAITHWAITE, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, AND WITH LOVELY CANAL WALKS ON THE DOORSTEP. THE APARTMENT LOOKS OUT ONTO RIVER COLNE AND HAS FABULOUS VIEWS ACROSS THE VALLEY. WITH ALLOCATED PARKING THIS APARTMENT IS OFFERED FOR SALE WITH NO ONWARD CHAIN. The accommodation briefly comprises of entrance, bathroom, open-plan dining-kitchen and living room with French doors leading to the balcony with superb views. To the first floor is an impressive double bedroom with vaulted ceiling and useful storage cupboard. Externally there is an allocated parking space.

**Offers Around £110,000**

## ENTRANCE

Enter the apartment through the front door into the hallway. There is a ceiling light point and doors provide access to the open plan, living, dining and kitchen, bathroom and enclose the staircase rising to the first floor. There is an Intercom system.

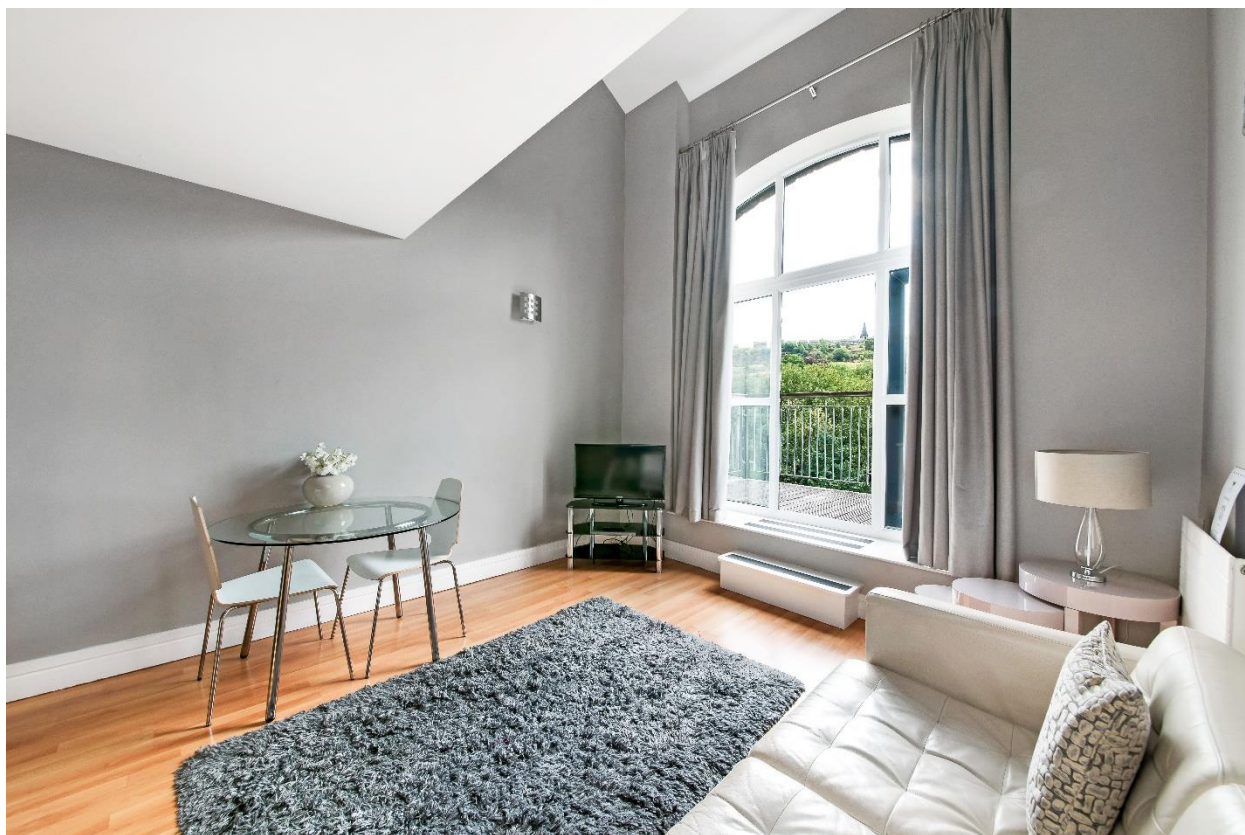


## OPEN PLAN LIVING DINING ROOM

*Measurements – 20'0" x 11'6"*

As the photography suggests, the open plan, living, dining and kitchen enjoy a great deal of natural light, which cascades through the fabulous arched bank of windows to the rear elevation with an external door leading out to the balcony which offers super views across the valley. There is laminate flooring in the dining and living area, a ceiling light point as well as two wall light points and an impressive, vaulted ceiling with exposed timber beam on display. The living dining area has a wall mounted radiator, television and telephone points and it seamlessly leads into the kitchen area. The kitchen features a range of fitted wall and base units with rolled edge work surfaces over which incorporates a stainless-steel inset, single bowl and separate drainer with chrome mixer tap. The kitchen is equipped with AEG built in appliances, including a four-ring ceramic hob with stainless steel, splash back and Hotpoint canopy style cooker hood over and a built-in AEG fan assisted oven. There is an integrated fridge and freezer unit and an integrated under counter washer dryer. There is a breakfast peninsula for informal dining with cupboards beneath, a stainless-steel upstand to the work surface, glazed display cabinets with under unit lighting and inset spotlighting on a remote sensor to the ceiling.









## BEDROOM

*Measurements – 13'9" x 11'6"*

Taking the staircase from the entrance hall, you reach a kite winding staircase with wooden banister, proceeding to the bedroom. As the photographs suggest, the bedroom can accommodate a double bed with ample space for freestanding furniture. There is a fabulous, vaulted ceiling with exposed timber beams on display, with two double glazed skylight windows with integrated blinds to the front elevation providing the wealth of natural light. The bedroom has two wall light points, a radiator and a built-in walk-in wardrobe with further storage beneath. It also houses the hot water cylinder and there is part carpeted flooring and lighting in situ.





## HOUSE BATHROOM

The bathroom features a white three-piece suite comprising lower level w.c. with concealed cistern and push button flush and a Villeroy and Boch wash hand basin set upon a freestanding vanity unit of Chrome and Glass with wall mounted mixer tap and a double ended Villeroy and Boch panel bath with thermostatic shower over and glazed shower guard. There is Vinyl flooring, tiling to the splash areas, inset spotlighting to the ceiling on a remote sensor, a shaver point with two wall mounted LED vanity lights, an extractor fan and a chrome ladder style radiator.





## BALCONY

Taking the external door from the open plan living dining area, you reach the balcony, which takes full advantage of the elevated position of the apartment with fabulous views over treetops and across the valley. There is a wooden banister with spindle balustrade and decked flooring. The balcony is an ideal space for enjoying the afternoon and evening sun and is an ideal space for alfresco dining and has pleasant views down below of the tranquil river Colne.



## EXTERNAL

Allocated parking

### **ADDITIONAL INFORMATION**

EPC rating – D

Property tenure – Leasehold

Local authority – Kirklees Council

Council tax band –

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of

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a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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