



Cumin Court Meltham Road, Honley Holmfirth HD9 6GP

welcome to

Cumin Court Meltham Road, Honley Holmfirth

WELL PRESENTED CONTEMPORARY STYLED GROUND FLOOR APARTMENT SET TO THIS POPULAR AND HIGHLY SOUGHT AFTER FRINGE VILLAGE LOCATION, IDEAL FOR PROFESSIONAL OR INVESTMENT BUYERS. FORMERLY A HISTORIC MILL. TWO BEDROOM ACCOMODATION. ALLOCATED PARKING SPACE.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Summary

A well presented contemporary styled ground floor apartment set to the popular and highly sought after vibrant village of Honley, with its wealth of shops, wine bars, restaurants and train station. Further enhanced by motorway networks and being a short drive into Holmfirth town. Making this an ideal apartment for a professional couple or

downsize. Formerly a historic mill, converted into well planned apartments, offering allocated parking. Briefly comprising of communal entrance hall, leading to the apartment. Enter into hallway, with intercom system, useful storage cupboard, open plan lounge/kitchen, two bedrooms, bathroom and useful study area.

Accommodation Entrance Hallway

Spacious hallway, with intercom system. Useful storage cupboard housing the hot water cylinder. Economy seven Radiator.

Open Plan Lounge Kitchen

An exceptionally well planned living space, with dual aspect double glazed windows onto the rear. In the kitchen space there is a good range of modern base units, incorporating ceramic hob, with integral oven, dishwasher, fridge, freezer and plumbing for washing machine, with space for tumble dryer. The lounge space is carpeted, with economy seven wall heater. Further enhance by door into useful study room. useful storage cupboard with shelving.

Study Bedroom One

Carpeted spacious double bedroom, with double glazed window to rear aspect. Economy seven wall heater.

Bedroom Two

Spacious carpeted bedroom with dual aspect double glazed windows to rear. Economy seven wall heater.

Wet Room

Three piece suite comprising of semi pedestal wash hand basin, low flush WC. Mira shower. Chrome



style heating towel radiator.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground Floor
- Two Bedroom

Tenure: Leasehold EPC Rating: C

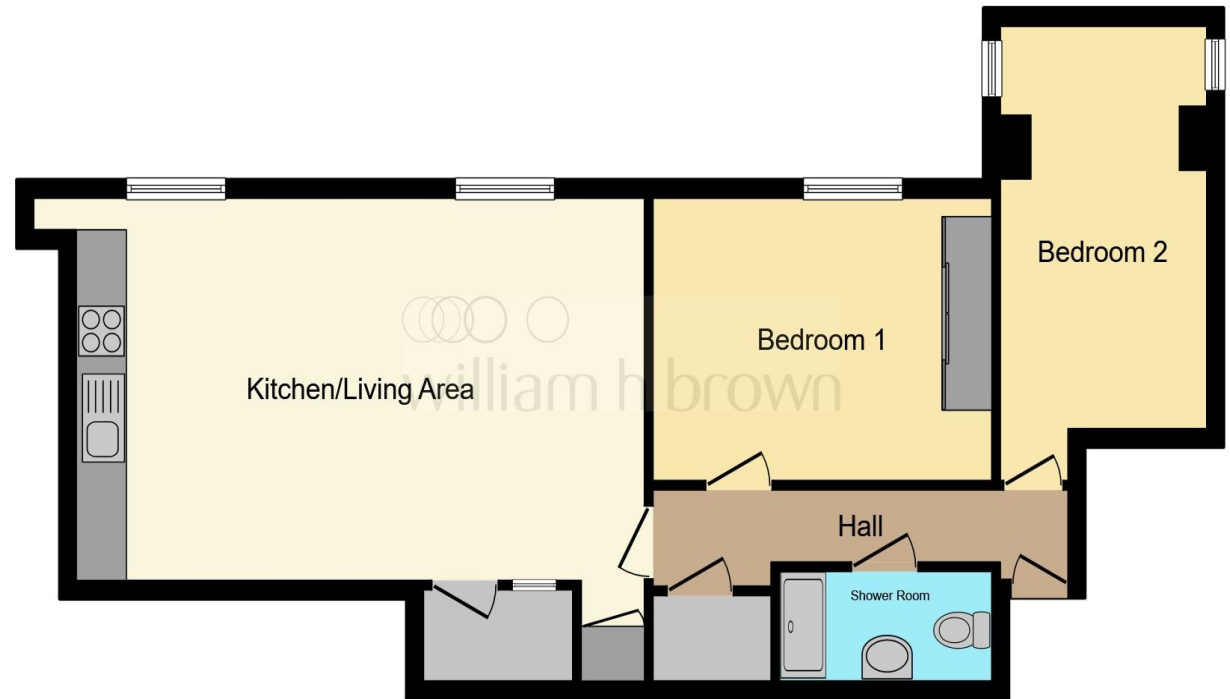
Council Tax Band: C Service Charge: 50.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100 000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
HMF109049 - 0003

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