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The Sugar Mill

Blakeridge Lane, Batley, WF17 8FB

Guide Price £99,950



Highly recommended and ready for viewing is this TOP FLOOR executive one DOUBLE bedroom apartment. Located on the third floor within The Sugar Mill complex of Blakeridge Mill Village, the property has lift access and great views. Close to the town centre and train station the property is well placed for amenities and daily commuting. This contemporary light and airy apartment is presented to a high standard and comprises in brief: - entrance hall, open plan living area and kitchen with built in fridge and washer dryer, double bedroom with wardrobes and modern shower room. The property has parking included, 24 hour security, double glazing and electric heating. Brand new onsite leisure facilities including a swimming pool, gym & communal lounge with WiFi for use by residents only. Call our office today to arrange a viewing!

We have been advised the following leasehold information;
Lease has term of 999 years and commenced January 2010
Ground Rent £306.45
Service charge £1042



Entrance Hall
Laminate flooring, water tank storage cupboard.

Open Plan Lounge and Kitchen 17'2" x 23'0" (5.23 x 7.01)
From first entry into this impressive and stunning open plan living and kitchen which benefits from superb natural light from all three large windows providing exceptional views across the surrounding grounds, an immaculate kitchen with wall and base units, built in electric oven and four burner hob, integrated cooker hood over, integrated washer, integrated fridge.

Double Bedroom 10'0" x 13'9" (3.05 x 4.19)
Exposed brick to the external wall to add to the character, double glazed window

Shower Room
White suite with walk in shower & complimentary tiling, heated towel rail and spot lights to the ceiling.

Residents Lounge
Located close to the flat and accessed with fob entry. An excellent space to socialise with other residents.

Swimming Pool
Superb `perk' for the affluent owner

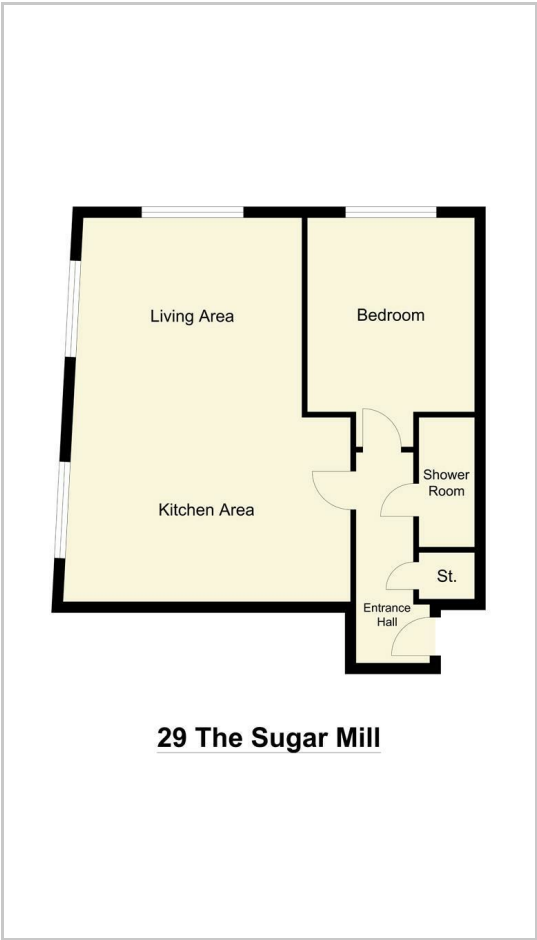
Communal Gym
Accessed via fob entry and a great added extra for this development.

Parking
Available parking on site

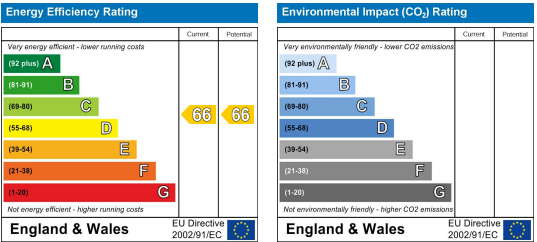
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.