



I Gibbs Close
Royal George Mill, Greenfield

£195,000

- New Build Duplex Apartment
- Two Double Bedrooms
- Allocated Parking & Visitor Parking
- Large Open Plan Lounge / Dining
- Gas Central Heating
- Sought After Development
- No Chain
- Energy Rating B



A stunning two-bedroom duplex apartment within the sought after Royal George Mill Development. Comprising a large spacious lounge / dining area, fully fitted kitchen complete with integrated appliances. There are two double bedrooms with a generous size bathroom to serve these which is fully tiled and a cloakroom & WC on the first floor. The apartment is fully double glazed, has gas fired central heating and is being sold with no onward chain. Allocated parking for one car is located next to the property along with ample visitor parking to the entrance of the development.

DEVELOPMENT

Royal George Mill enjoys a first class location in the picturesque hamlet of Friezland within the village of Greenfield, Saddleworth. This semi-rural location is close to open countryside, but not far from local amenities; the train station, schools, churches, local shops and pubs. Royal George Mill is approached by the Mill Bridge which crosses

the recently restored Huddersfield Narrow Canal. Both the Mill Pond and the adjacent River Tame are other water features adding to the unique and tranquil setting.

COMMUNAL ENTRANCE

A secure entrance door leads into the communal hallway with an intercom system to the apartment.

APARTMENT HALLWAY

Accessed via the entrance door with fitted carpet.

WC

Comprising low level WC, vanity sink unit, extractor fan, heated towel rail.

LOUNGE / DINING

17' 6" x 18' 7" (5.35m x 5.67m) With four dual aspect windows, two radiators, fitted carpeting.

KITCHEN

10' 2" x 12' 11" (3.10m x 3.94m) With fitted wall and base units in high gloss with soft close doors/draws, coordinating worktops, double oven/grill, gas hob, stainless steel extractor hood, integral fridge, freezer, dishwasher and washer dryer. one and half bowl stainless steel sink and drainer, uPVC double glazed window, combi boiler.

LOWER GROUND FLOOR

With access to both bedrooms, bathroom and the storage cupboard.

STORAGE CUPBOARD

6' 8" x 2' 11" (2.04m x 0.91m) With fitted carpet and cloaks rail.

BEDROOM

14' 10" x 10' 3" (4.54m x 3.14m) With fitted carpet, radiator, uPVC double glazed window.

BEDROOM

12' 6" x 8' 0" (3.83m x 2.46m) With fitted carpet, radiator, uPVC double glazed window.

BATHROOM

8' 0" x 8' 8" (2.46m x 2.65m max) Comprising low level WC, wash hand basin with storage, bath with shower over, fully tiled walls, heated towel rail, extractor fan, shaver point.

PARKING

Allocated parking for one car is located next to the property. Ample visitor spaces are available at the entrance to the development.

ADDITIONAL INFO

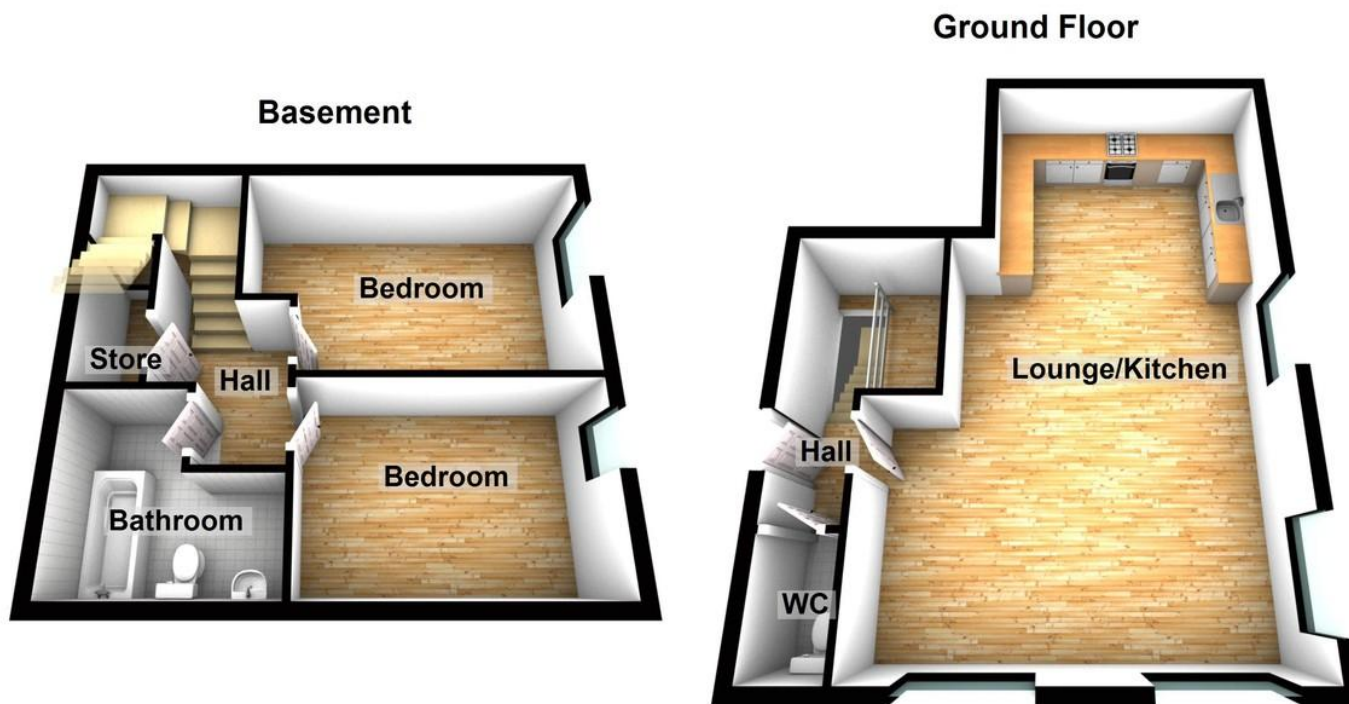
TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: TBA

MAINTENANCE CHARGES: £65.00 per month.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements