

# Apartment 2, Melbourne Mill, Hebden Bridge



**Apartment 2  
Melbourne Mill  
Hebden Bridge**

**A rare opportunity to acquire a beautiful loft style Apartment in the heart of the cosmopolitan town of Hebden Bridge. Melbourne Mill has been renovated to an extremely high standard by award winning developers Mango Homes Ltd ([www.mangohomes.co.uk](http://www.mangohomes.co.uk)). This large Mill was divided into eighteen contemporary apartments which have been carefully planned and are finished using high quality fittings and fixtures.**

**Originally a textile mill, Melbourne Mill was built in 1878 when Hedben Bridge was the world's leading centre for the manufacture of fustian and corduroy cloth.**

Located in the heart of the Hebden Bridge conservation area, Melbourne Mill is approached via quaint cobbled streets which reach to the façade of this three-storey stone building.

This contemporary apartment has large south facing double glass doors with large surrounding windows, a Mezzanine bedroom with a balcony, cutting edge design and is in easy walking distance of the centre of Hebden Bridge. It comprises of one mezzanine bedroom, a bathroom, an open plan lounge/kitchen with a dining area.

This apartment features:

- Quality Karndean flooring
- Double height living space
- Close to amenities
- Quality fitted kitchen with integral Smeg appliances
- Generous bathroom with walk in Grohe shower, double ended bath and quality fittings.

It also has a full 10 year NHBC guarantee and benefits from full double-glazing and gas central heating. Renovations have included modern insulation into floors, walls and roof voids where possible.

The location is central to the lively town of Hebden Bridge, which has good road and rail links, numerous bars and restaurants, great local shopping and good schools.

**EXTERNAL**

The property is accessed from Brunswick Street, and has its own private entrance and a parking space.



**Lounge**  
**5.82m x 5.87m max (including stairway)**

The lounge is fronted by the large double doors, surrounding windows and double height ceiling which gives this room incredible light and a feeling of space. It has quality, durable Kardean flooring, Gas combi boiler for heating and water in storage cupboard and a radiator.



**Kitchen/Dining area**  
**3.97m x 1.45m**

This large kitchen has a dining area to the side and is open plan to the lounge. The Kardean flooring continues into the kitchen. The kitchen has a range of integrated Smeg appliances including a fridge, freezer, electric oven, gas hob, a stainless steel extractor fan, it has quality stainless steel iron-mongery, white quality kitchen units with complimentary worktops and overhead recessed halogen spotlights.



**Under stairs storage**

There's a large under stairs storage area which has plumbing for washing machine.

**Stairs leading to upstairs**

The wooden stairs feature blue LED stair lights and a handrail.



## Bathroom

**1.68m x 2.75m**

This beautiful generously sized bathroom has a 3 piece white 'Roca' suite, a chrome heated towel rail, a Grohe shower, Roper Rhodes bathroom accessories, cream porcelain Tiled floor and half walls and a shaver socket.



## Double Bedroom

**4m x 4.27m**

This spacious mezzanine bedroom has a frosted glass balcony, a large walk in wardrobe/storage cupboard, access to the bathroom, overhead halogen recessed spotlights and a television point.



## Directions

**From the Halifax Direction.** Approach Hebden Bridge on the A646, go through the main traffic lights in the centre of Hebden Bridge. When approaching the Co-Op on the left, turn right into Hangingroyd Road. Take the first left onto Brunswick Street, Melbourne Mill is on the right hand side facing the opposite side of the valley.

**From the Todmorden Direction.** Approach Hebden Bridge on the A646 and go past the turning circle, straight through the traffic lights. Upon approaching the Co-Op on your right, turn left into Hangingroyd Road. Take the first left onto Brunswick Street, Melbourne Mill is on the right hand side facing the opposite side of the valley.

RYBURNE & Co have prepared these Sales Particulars upon instruction of the Vendor(s). Services, fittings and equipment referred to within the Sales Particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective Buyer(s) must make their own enquiries regarding such matters.

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