35 Fearnley Mill Drive, Huddersfield HD5 0RD

£55,000



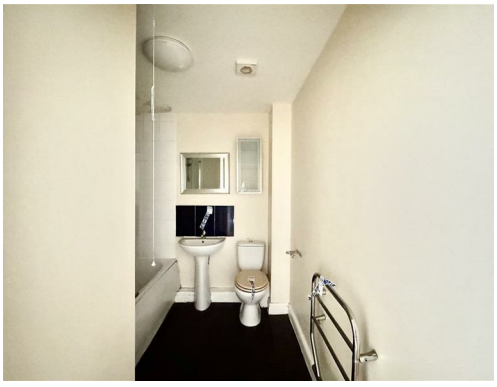












THIS TWO BEDROOM TOP FLOOR APARTMENT BOASTS CHARACTER, SURPRISINGLY SPACIOUS LIVING ACCOMMODATION, PLEASANT FAR REACHING VIEWS AND AN ALLOCATED PARKING SPACE.

LEASEHOLD 125 YEARS - CHARGES TBC - EXPIRES 2130 / SERVICE CHARGE £2760 PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

MAIN ENTRANCE
The property is entered by a communal entrance with key code access for residents and intercom release for visitors. The apartment is located on the top floor.

ENTRANCE HALLWAY
You enter the property through a timber door into the entrance hallway which has space to remove outdoor clothing and laminate flooring underfoot. Doors open to the living dining kitchen, two double bedrooms and the bathroom.

LIVING DINING KITCHEN 22′9″ max x 16′4″ max




This spacious open plan living dining kitchen is flooded with natural light through the three feature arch windows and two Velux. The room can easily accommodate a selection of freestanding living and dining furniture. The kitchen is fitted with a range of timber wall and base units, contrasting work surfaces with tile upstands and a circular sink with mixer tap over. Integrated appliances include a fridge freezer, electric oven with four ring electric hob and an extractor fan over. There is plumbing for a washing machine, laminate flooring flows underfoot and a door opens to the through to the hallway.




BEDROOM ONE 19'1" max x 12'8" max





A generous size double bedroom with ample space for bedroom furniture and a Velux window which offers far reaching views. A door opens to the hallway.

BEDROOM TWO 18'10" max x 11'3" max



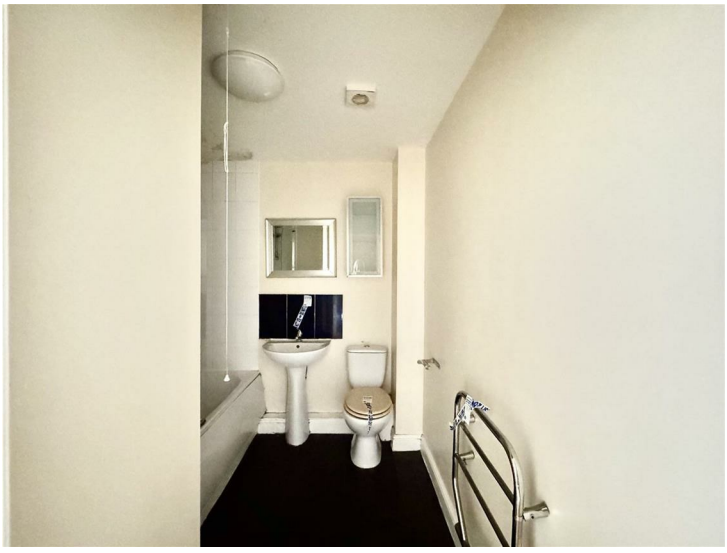


Another good size double bedroom with space for freestanding furniture and a Velux window. A door opens to the hallway.



BATHROOM 7'5" max x 6'9" max

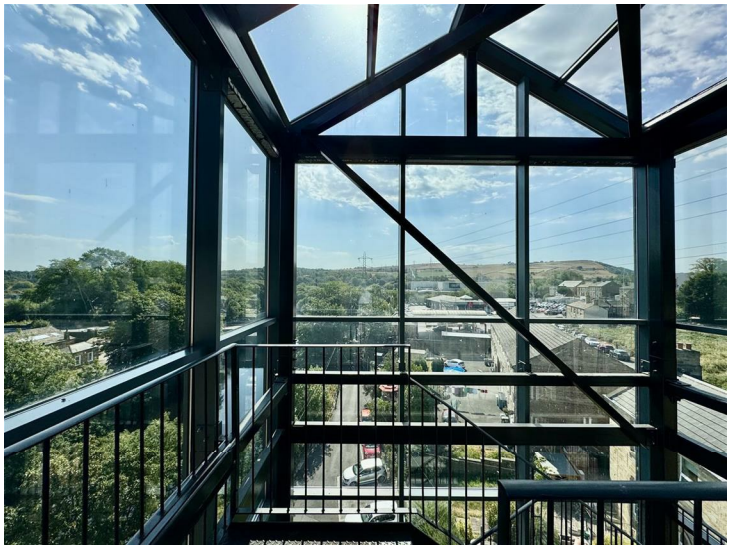




The bathroom is fitted with a three piece white suite including bath with glass screen, pedestal hand wash basin with mixer tap and low level W.C. The room is partially tiled, has a chrome towel radiator and a door which opens to the hallway.

EXTERNAL AND PARKING





Sat at the side of the river with pleasant views, the property benefits from an allocated parking space.



***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 125 YEARS
Start date - 01/01/2006
Years remaining -104 YEARS

ADDITIONAL COSTS:
Ground rent - TBC
Service charge -TBC

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
Allocated Parking

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Electric
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

PLEASE NOTE
The services have not been tested.

AGENT NOTES - ALMONDBURY
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

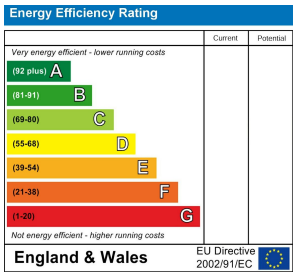
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

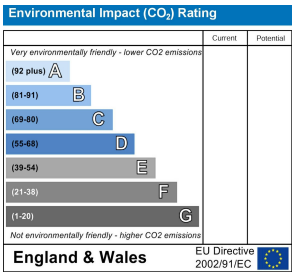
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES - PAISLEY / ALMONDBURY
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES - PAISLEY / ALMONDBURY
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.





www.paisleyproperties.co.uk

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