Peter David Properties Ltd

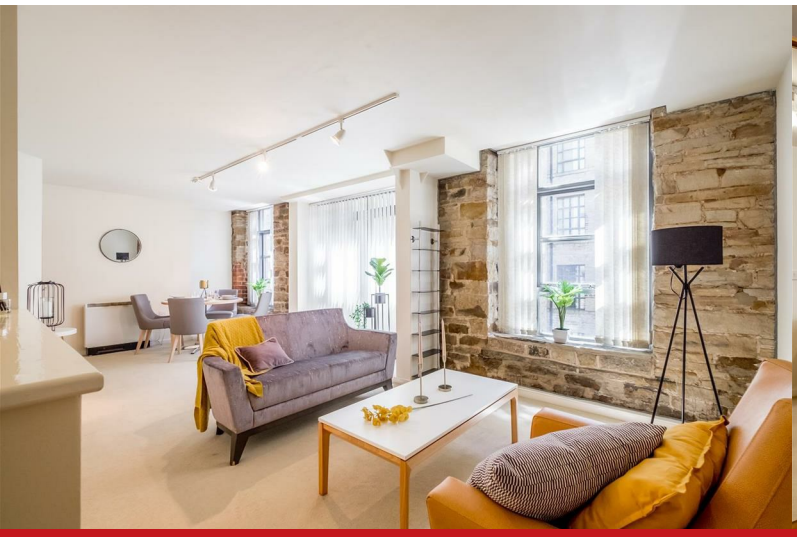
Residential Sales and Lettings

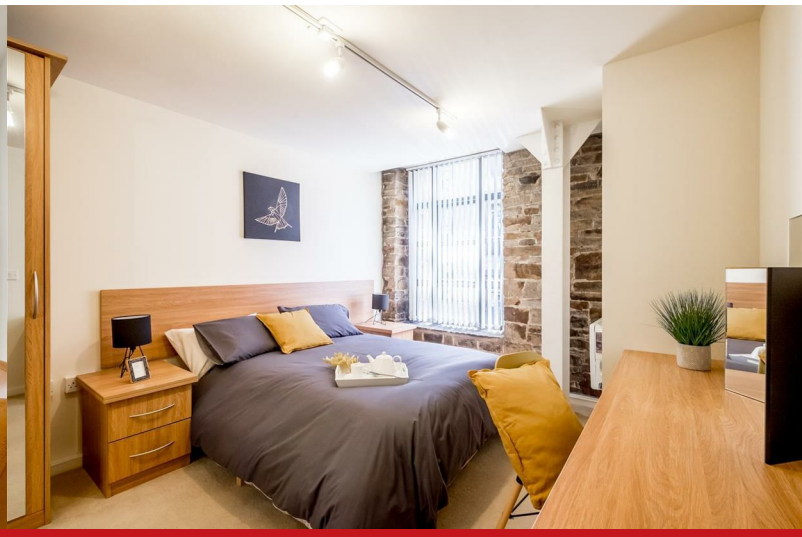
Apartment 303 , Parkwood Mill Stoney Lane

Longwood, Huddersfield, HD3 4ZQ

Offers in the region of £95,000

1 1 1 B





Apartment 303 , Parkwood Mill Stoney Lane

Longwood, Huddersfield, HD3 4ZQ

Offers in the region of £95,000

Entrance Hallway

Enter the property into a welcoming entrance hallway with a neutral carpet flowing throughout and also featuring an intercom system. There is access to the open plan living/kitchen area, bedroom and bathroom. Additionally there is a large storage cupboard housing the water tank and providing useful storage space.

Open plan Living/Dining area

The dining/living area and kitchen are set out in an open plan fashion and provide ample space for both dining and living furniture. A neutral carpet flows throughout and there are two large grey wooden framed windows and double grey wooden framed doors opening onto the Juliet balcony. A lighting track to the ceiling provides ambient lighting options and there is exposed brickwork to the walls.

Kitchen

The kitchen is finished to a high standard featuring modern wooden wall and base units, grey laminate worktops and tiled splash backs. Integrated appliances comprise; a fridge freezer, an electric oven, a ceramic hob, an extractor fan, a dishwasher and a washer/dryer. Also benefiting from a stainless steal sink and drainer and laminate flooring.

Bedroom

A spacious double bedroom benefiting from floor to ceiling wardrobes with mirrored doors and a nuetral carpet. There is a wooden framed window to one wall set in a feature brick wall with an exposed steel support. Additionally there is a matching dressing table, two bedside cabinets and a lighting track to the ceiling.

Bathroom

A modern partially tiled bathroom comprising of a WC, hand basin and bath with overhead shower and glass screen. Featuring a chrome towel rail and a lighting track to the ceiling.

External

Externally the apartment benefits from an allocated parking space and a separate visitors car park. There are also well maintained communal gardens with pleasant seating areas.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any

built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

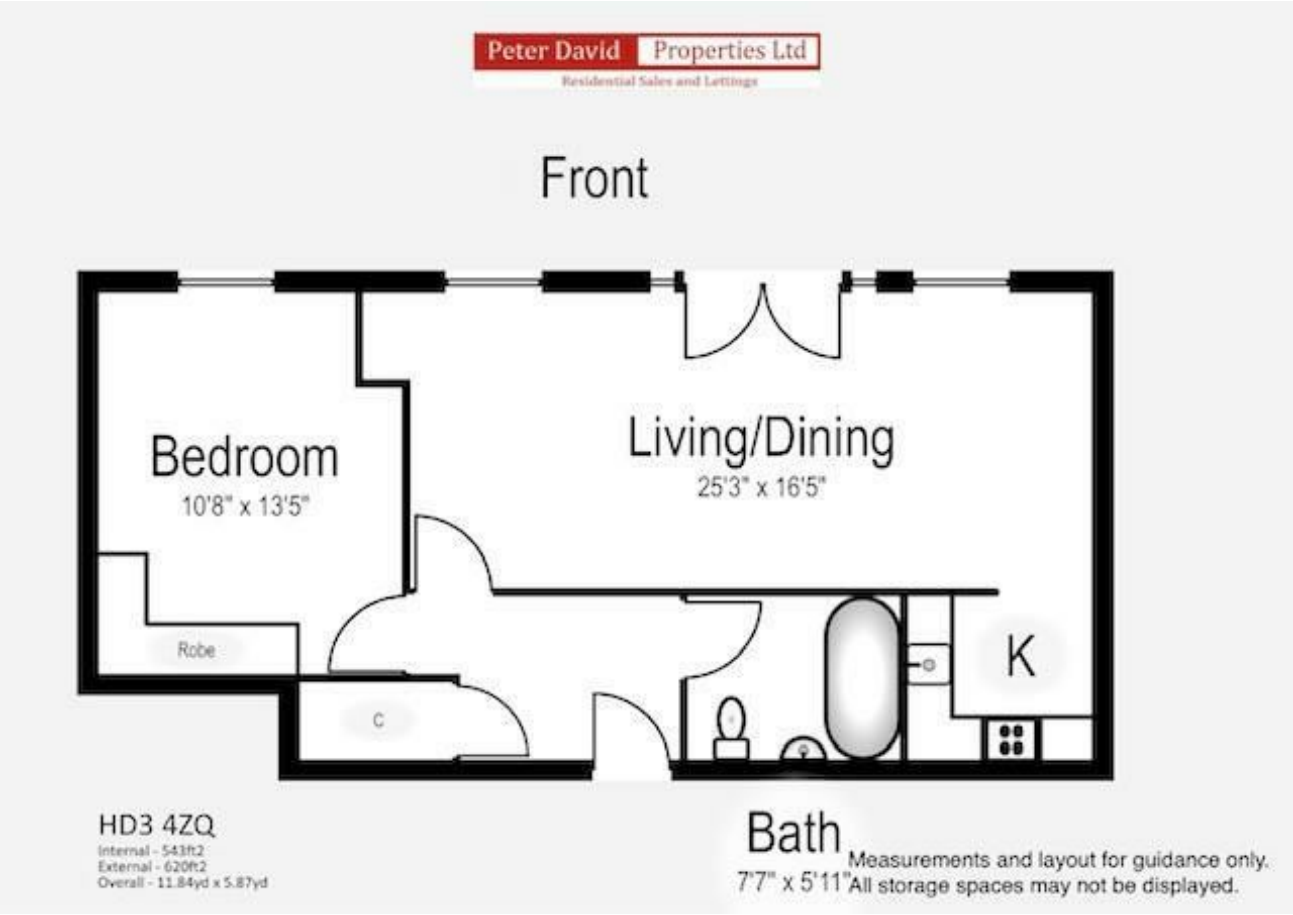
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

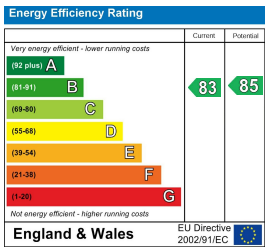
Floor Plan

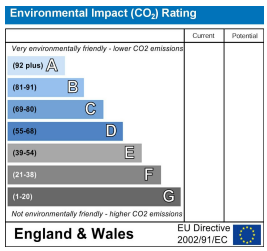


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk