

Peter David

Properties Ltd

Residential Sales and Lettings



## 14 Highfields Court Highfields Road

Edgerton, Huddersfield, HD1 5NG

Offers in the region of £110,000



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## Communal Entrance Hallway

Enter the apartment building via a solid wood door into a communal entrance lobby benefiting from an intercom system and lift. Stairs rise to the penthouse apartment which can be found on the top floor.

## Ground Floor -

### Entrance Hallway

Enter the property via a solid wood door into this spacious entrance hallway. The hallway provides access to the kitchen/diner, house bathroom and the bedroom. Ascend the stairs to the first floor and discover a large storage space under the stairs, offering versatility that could easily transform into a cozy office nook.

### Kitchen/Diner

A open plan kitchen/diner comprising of wood effect matching wall and base units, laminate work surfaces and a 1.5 stainless steel sink and drainer. Integrated appliances include a 4-ring electric hob, an electric oven, an extractor fan and a grill. There is one additional space for a freestanding appliance and ample space for a dining table. A hardwood lunette window allows natural light to flow in.

### Bedroom One

A generously proportioned master bedroom boasting wood effect fitted wardrobes to one side providing ample storage space. There is a raised hardwood velux window providing a sun tunnel for natural light.

### House Bathroom

A partially tiled house bathroom comprising of a WC, a wash basin, a jacuzzi bath and a overhead shower with a glass screen. There is a floor to ceiling storage cupboard housing the water tank.

## First Floor -

### Open Plan Living Room

To the first floor is a spacious open plan living room area with hardwood French doors leading out to the roof top terrace providing splendid views over Huddersfield.

### Exterior

Accessed via the living room is a roof top terrace providing the perfect outdoor space to enjoy summer evenings. The apartment also has use of all the communal features like the breath-taking entrance lobby and seating areas externally. Along with allocated parking.

### 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.

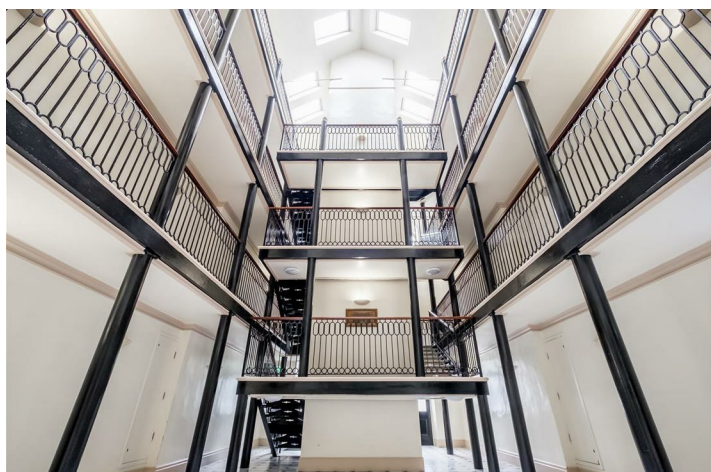
### Disclaimer

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



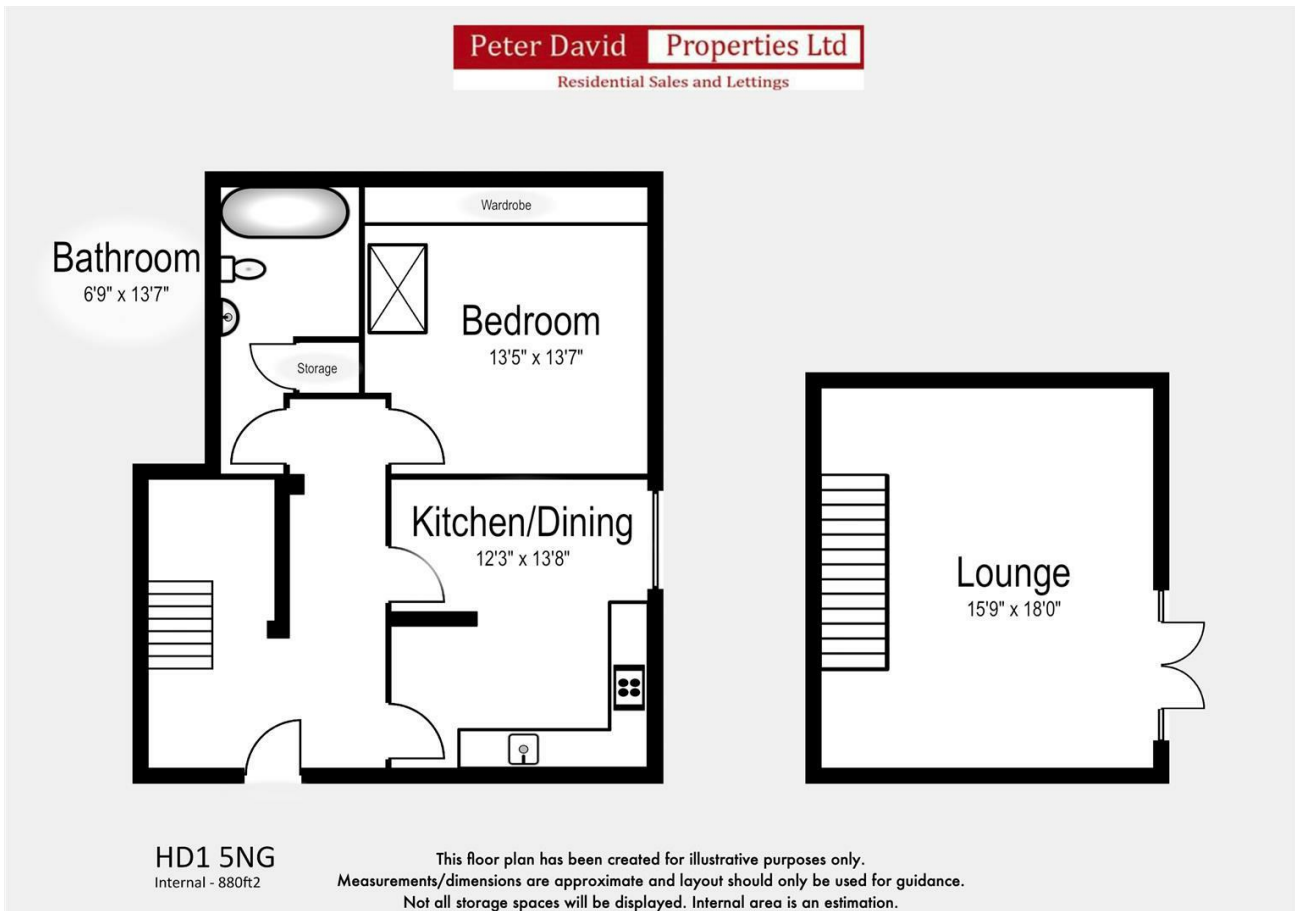
## Hybrid Map



## Terrain Map



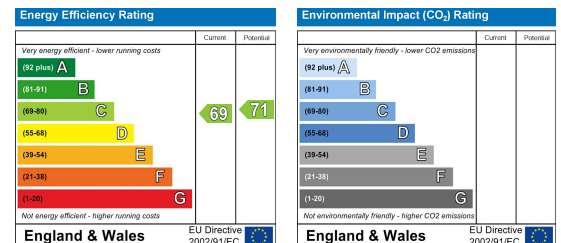
## Floor Plan



## 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.

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