



Apt. 20 The Gate, 81a Halifax Road, Birchenccliffe, Huddersfield, HD3 3BR  
£120,000

bramleys



**\*PRICED FOR A QUICK SALE\*** An impressive two double bedroom, duplex apartment spanning the third and fourth floors of a purpose-built development. Ideally situated just minutes from M62 Junction 24 and within walking distance of Lindley village's bustling array of shops, restaurants, and bars.

This well-appointed home features gas central heating and uPVC double glazing throughout. The third floor comprises an entrance hall leading to a spacious living kitchen with Juliet balcony, a double bedroom, and a family bathroom. The fourth floor houses the master bedroom complete with en-suite shower room.

The property includes a designated parking space, in a secure gated, permit holders only car park to the rear of the building, with electric gated access for added security.

Energy Rating: C



## GROUND FLOOR:

Enter the building through the communal entrance door - fob access. A staircase rises to the third floor.

## THIRD FLOOR:

Enter the apartment via a timber door into the entrance hall.

### Entrance Hall

With a central heating radiator, three storage cupboards (one housing the boiler). Doors give access to the living/dining kitchen, bedroom and bathroom. A set of stairs lead up to the second bedroom.

### Living/Dining/Kitchen Area

18'1" x 18'8" (5.51m x 5.69m)

### Kitchen Area

7'11" x 10'3" (2.41m x 3.12m)

Being fitted with a range of wall and base units, laminated work surfaces, stainless steel sink with side drainer and mixer tap, tiled splashbacks, space for an under counter fridge, space for a washer/dryer and space for a dishwasher. Integral appliances include a 4 ring gas hob with electric oven and overhead extractor fan.

### Living Area

11'7" x 12'7" (3.53m x 3.84m)

This good sized open space provides ample room for seating and dining. A set of uPVC double glazed doors give access to a Juliet balcony at the front of the property.

### Dining Area

7'9" x 18'8" (2.36m x 5.69m)

Being open plan to the living space and kitchen. The dining area has a uPVC double glazed window to the front elevation.



## Bedroom 2

11'4" x 10'11" (3.45m x 3.33m)

Having a central heating radiator and uPVC double glazed window to the rear elevation.

## Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower attachment. There is a central heating radiator, uPVC double glazed window to the rear and tiled splashbacks.

## Duplex Upper Floor:

## Landing

## Bedroom 1

13'9" max x 9'11" (4.19m max x 3.02m)

Having a central heating radiator and Velux window. A door gives access to the en suite and a further door gives access to a communal landing area and staircase which takes you back down to the ground floor.

## En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle. There are tiled splashbacks, Velux window and a useful storage cupboard with glass shelving.

## OUTSIDE:

The gated car park is for residents only. The apartment comes with an allocated permit parking space.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via New North Road and proceed through the traffic lights into Edgerton Road which then comes Halifax Road. At the traffic lights with the Cavalry Arms P.H on the left, proceed straight ahead, before turning left into The Gate. The door is on the left of the arch as you go through.

Please note for viewings: The car park is permit holders only. Therefore, we would advise parking nearby and walking to the property. As any unauthorised cars within the car park can receive parking fines.

## TENURE AND SERVICE CHARGE:

Leasehold - Term: 150 years from 24 December 2005

Ground Rent: £150 per annum

Service Charge: £200 pcm / £2,400 per annum.

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

C

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

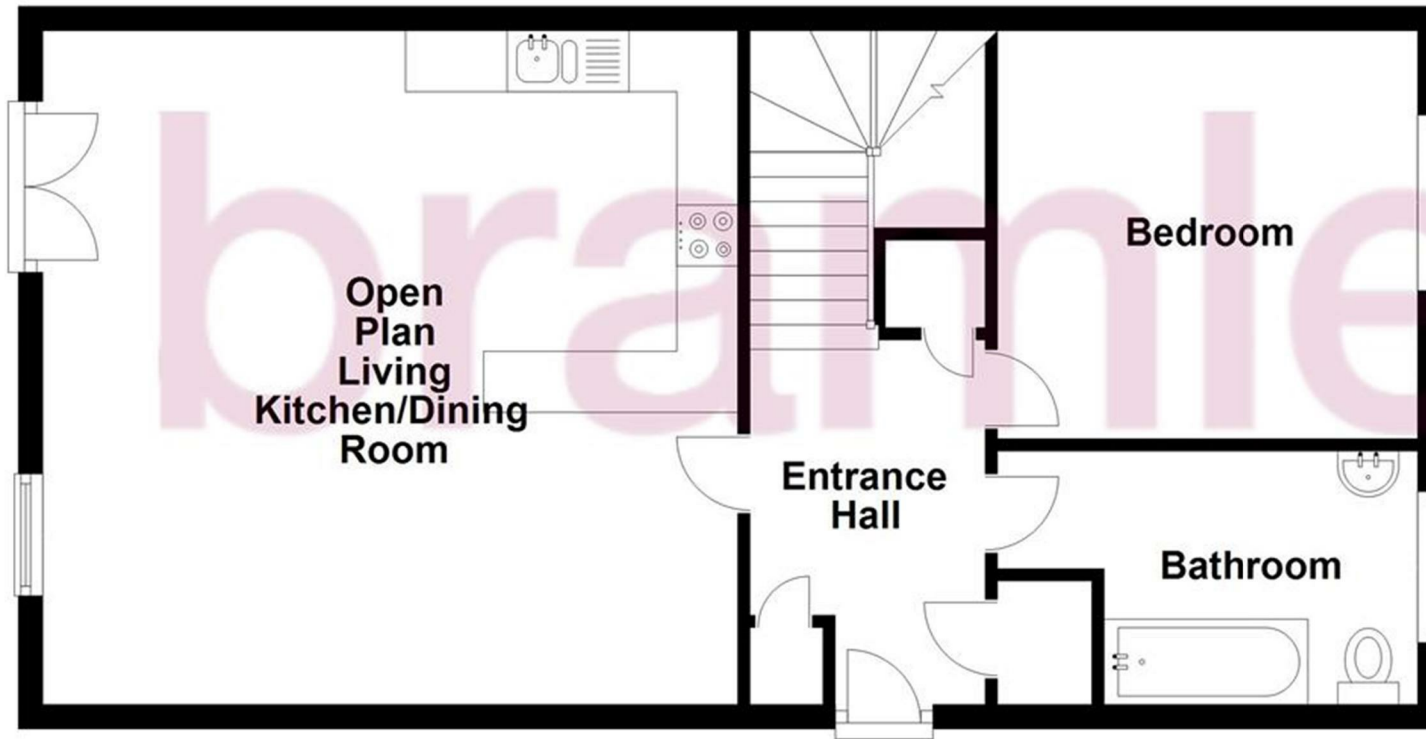
Please call our office to book a viewing 01484 530361.



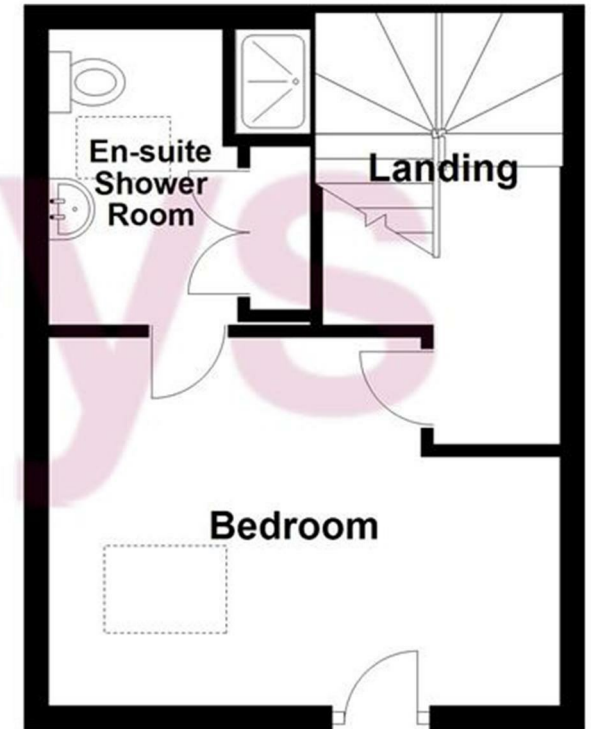




## Ground Floor



## First Floor



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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