



Apt 17, The Lighthouse, 3a New Hey Road, Marsh, Huddersfield, HD3 4AE  
Offers Over £79,950

**bramleys**



**\*\*ATTENTION LANDLORDS\*\***

This 1 double bedroom, third floor apartment is situated within this mill conversion. Handily placed for nearby amenities, including shops, places to eat out, bus routes and M62 motorway network.

Being sold with TENANT IN SITU and currently achieving £650 pcm. The apartment is fitted with double glazing, electric heating, security intercom system and accommodation comprising: entrance hall, spacious open plan lounge and kitchen, double bedroom and 3 piece bathroom. Externally there is 1 allocated parking space within the car park.

Energy Rating: D





## GROUND FLOOR;

### Communal Entrance

Having a staircase rising to the third floor. Please note there is no lift.

## THIRD FLOOR:

### Entrance Hall

Having laminate flooring, an electric wall heater, boiler cupboard which provides additional storage and telephone entry system.

### Open Plan Living Kitchen

17'8" x 10'9" max (5.38m x 3.28m max)

The kitchen has a range of wall and base units with working surfaces, a 4 ring electric hob with cooker hood over, integrated electric oven, space and plumbing for a washing machine, integrated dishwasher and space for a tall fridge freezer. There is also an electric wall mounted heater and 3 Velux windows which let in plenty of natural light.

### Bedroom

14'5" x 10'4" (4.39m x 3.15m)

This spacious double room has an electric wall mounted heater and 2 Velux windows.

### Bathroom

Having a 3 piece suite incorporating a low flush WC, panelled bath with shower over, pedestal wash hand basin and a heated towel rail.

## OUTSIDE:

There is off road parking available within the car park.

## 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 Trinity Street (A640). Proceed to the roundabout at Gledholt and continue straight ahead into Westbourne Road. Proceed towards the centre of Marsh and the mill complex can be found directly opposite Tesco Express.

TENURE/SERVICE CHARGE/SUB-LET CHARGE:

Leasehold - Term: 999 years from 01/01/2003 / Ground Rent: £150 per annum

Service Charge: approximately £1,220 per annum (divided into 4 payments throughout the year).

Subletting Charge: Please note, the vendor has provided us with information on the added cost for subletting the property (non owner occupation). This is charged at approximately £156 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:

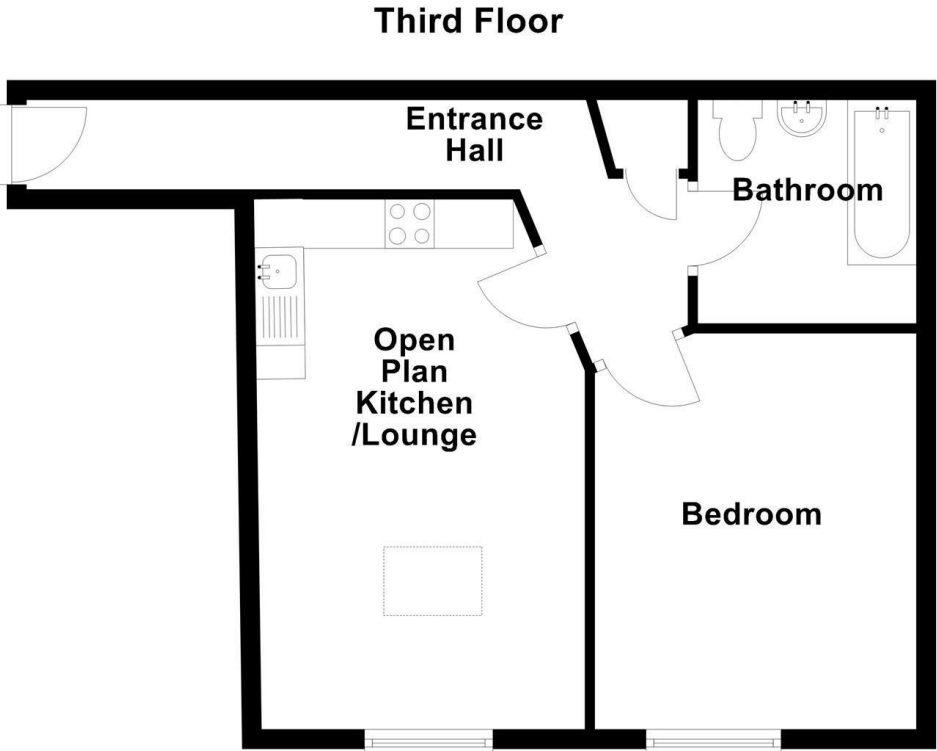
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MORTGAGES:

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.



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

