



Flat 1, 45 Longwood Gate, Longwood, Huddersfield, HD3 4UP
£119,995

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NO UPPER CHAIN & ALL FURNITURE INCLUDED

This unique and extremely deceptive 1/2 bedroom apartment must be viewed to appreciate the spacious accommodation on offer, being much larger than the average apartment and having its own private entrance, terraced seating area and off road parking. Accessed from the rear of this converted mill within a block of only 5 apartments. Having uPVC double glazing, gas fired central heating, security alarm and lots of built in storage. The accommodation briefly comprises: large entrance hall with cloaks cupboard, spacious lounge, modern fitted dining kitchen with integrated appliances, inner hallway with built-in storage, a double bedroom with extensive modern fitted furniture and additional dressing room with fitted furniture, a modern bathroom and study/occasional room which is large enough to fit a double bed if required (no window). With all the furniture being left as part of the purchase price of this property, it is ideal for first time buyers, investors looking to let out, and those requiring single storey living. View our virtual tour now to see this fabulous property.

Energy Rating: C



GROUND FLOOR:

Entrance Hall

This welcoming entrance hall has ample space for furniture, hanging coats/storing shoes. There is a loft hatch and a built in cloaks store which houses a fusebox.

Lounge

17'2" x 13'5" (5.23m x 4.09m)

This large reception room has high ceilings, 2 large uPVC double glazed windows which overlook the parking area with a tree lined aspect beyond. The lounge is open plan to the kitchen.

Dining Kitchen

14'6" x 12'7" (4.42m x 3.84m)

The kitchen is fitted with an extensive range of shaker style

wall and base units with working surfaces over, sink unit with side drainer, twin glass display cabinets, drawers and tiled splash backs with concealed lighting. Integrated appliances include fridge, freezer, electric hob with extractor hood over, dishwasher, washing machine, wine rack. The kitchen has laminate flooring and an archway leads into the inner hallway.

Inner Hallway

Also having laminate flooring, a central heating radiator, loft hatch and a built in cupboard which has space for a dryer.

Bedroom

14'5" to robe doors x 10'3" (4.39m to robe doors x 3.12m)

This spacious double room has a range of quality floor to ceiling fitted robes with matching over bed storage cupboards

and twin bedside cabinets. There are 2 uPVC double glazed windows and a central heating radiator. An archway gives access to the dressing room.

Dressing Room

10'0" x 6'3" (3.05m x 1.91m)

Also having matching fitted furniture to include a dressing table and drawers. There is a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom has tiling to the walls and floor, bath with shower attachment over, pedestal wash hand basin, extractor fan and a central heating radiator.



Study/Occasional Room

7'3" x 12'8" min / 16'4" max (2.21m x 3.86m min / 4.98m max)

This room can be utilised in a variety of different ways and has a fitted cupboard which houses the Worcester Bosch central heating boiler. There is also a central heating radiator. Please note this room has no window and therefore cannot be classed as a bedroom.

OUTSIDE:

There is a gravelled terraced area to the front and off road parking.

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), at Gledholt roundabout take a left hand turning into Gledholt Road. At the mini roundabout take a right hand turning into Heaton Road, follow the road till its conclusion. Turn right into Church Street, at the roundabout take the third exit onto Longwood Road. Continue along this road which then becomes Vicarage Road and leads into Thornhill Road and then Longwood Gate. The mill can be found on the left hand side. To park to the rear, once on Longwood Gate turn left onto Prospect Road and the block can be found on the right hand side with parking in front.

TENURE:

Leasehold - Term: 999 years from 1 January 2001

Rent : One peppercorn and service charge subject to review

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:

B

MORTGAGES:

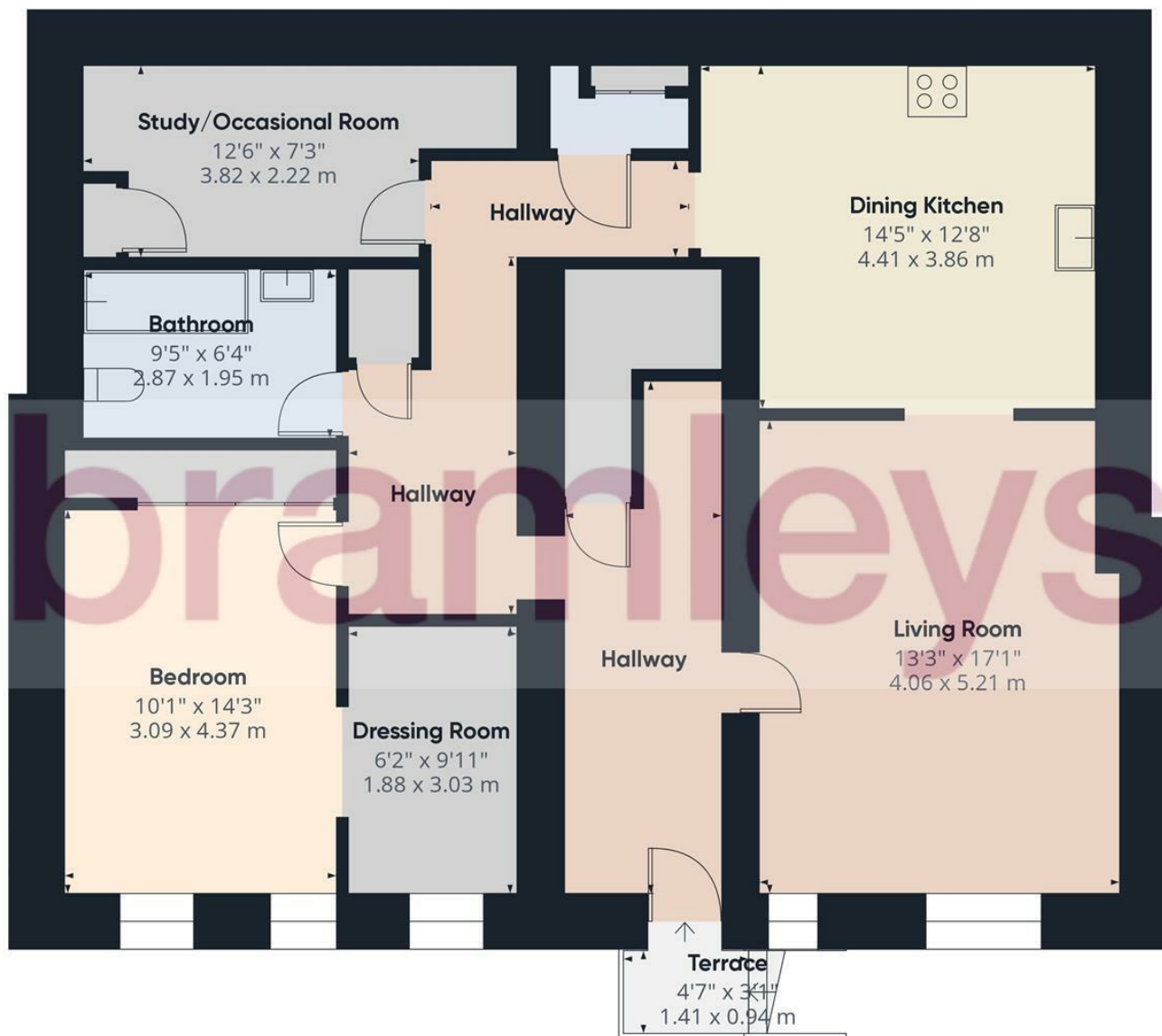
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







Approximate total area¹⁾

1059.9 ft²
98.47 m²

Balconies and terraces

14.32 ft²
1.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

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