



7 Arncliffe Court, Marsh, Huddersfield, HD1 4PT  
£155,000

**bramleys**

## NO UPPER CHAIN

This well proportioned, second floor apartment is situated within walking distance to an array of amenities within Marsh. Being well maintained and having the added bonus of a GARAGE located within the development along with landscaped, communal gardens, easy access to Huddersfield Royal Infirmary, Greenhead Park, Huddersfield town centre and the M62 motorway network.

The apartment has electric heating, uPVC double glazing, built-in storage, neutral décor throughout and accommodation briefly comprising:- entrance hall, fitted kitchen, spacious lounge/dining area, two bedrooms and bathroom.

Offered for sale with vacant possession and white goods/furniture if required. The service charges/ground rent have also been paid for the year.

**EARLY VIEWING RECOMMENDED !**



## GROUND FLOOR:

### Communal Entrance Hall

Having a telephone intercom system, front and rear entrance doors and a staircase rising to the first and second floor apartments.

## SECOND FLOOR:

### Entrance Hall

The L shaped entrance hall has a large store cupboard which houses the fusebox, there is an electric storage heater and telephone intercom system. The hallway also has a hatch to the loft.

### Lounge/Dining Area

21'3" max x 12'3" max (6.48m max x 3.73m max)

This light and airy reception room has two electric storage heaters, an oak fireplace surround with electric fire and a large uPVC double glazed window.

### Kitchen

11'4" x 8'11" (3.45m x 2.72m)

The kitchen is fitted with a range of white gloss wall and base units with working surfaces over incorporating a breakfast bar, stainless steel sink unit, electric hob and integrated oven. There is a uPVC double glazed window and space and plumbing for a washing machine and dryer.

### Bathroom

Having part tiled walls, the bathroom is furnished with a low flush WC, wash hand basin, P shaped bath with shower over and glass screen, ladder style radiator, built-in cupboard, wall mounted fan heater and a uPVC double glazed window.

### Bedroom 1

11'4" x 11'0" (3.45m x 3.35m)

A spacious double bedroom with electric storage heater, built-in wardrobes with sliding door fronts and a uPVC double glazed window.

### Bedroom 2

9'7" x 8'4" (2.92m x 2.54m)

Having a fitted wardrobe, electric storage heater and a uPVC double glazed window.

## OUTSIDE:

The property comes with a garage and enjoys use of well maintained communal gardens.



### PLEASE NOTE:

There is no lift access - only stairs to the first and second floors.

### 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). Continue to the roundabout in Marsh, passing straight ahead into Westbourne Road. Continue along this road for a short distance and take a right hand turning into Croft House Lane where Arncliffe Court can be found on the right hand side.

### TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 01/12/2000

Ground Rent: Nil

Service Charge: £1,200 per annum (2026 has already been paid in full)

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.

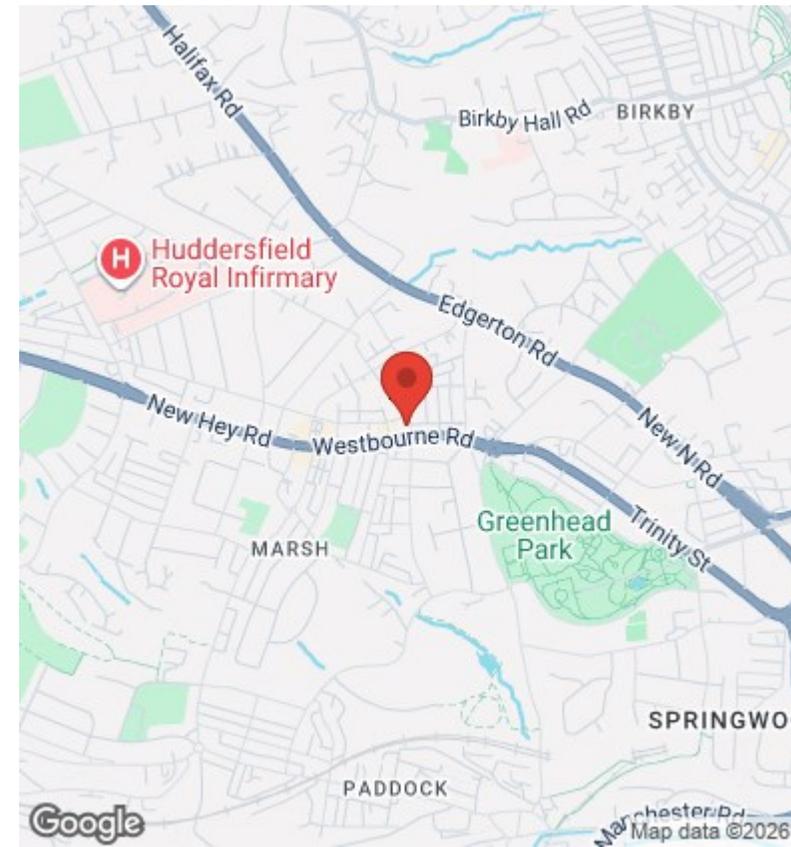
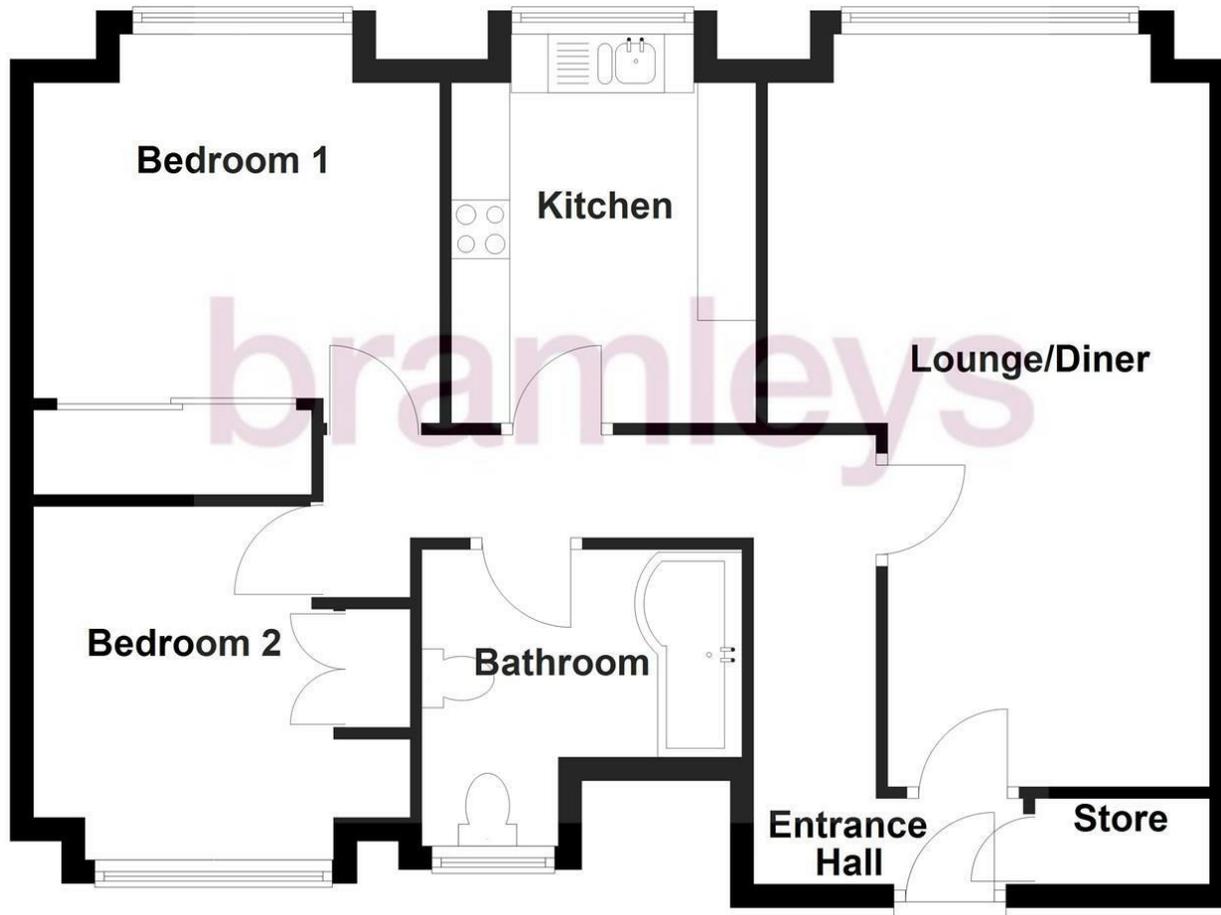
### VIEWINGS:

Please call our office to book a viewing on 01484 530361.





## Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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