



11 Flugel Way, Huddersfield, HD3 3HQ  
£140,000

bramleys



Situated in the popular and sought after village of Lindley, this good sized third-floor apartment presents an excellent opportunity for first-time buyers or professional couples seeking a modern living space. With two well-proportioned DOUBLE bedrooms, and an open plan living/dining/kitchen and modern bathroom, the apartment is both comfortable and functional, making it well suited to the requirements of modern living. Additionally, the property includes 1 allocated parking space.

Set within walking distance to the village centre, which offers a variety of amenities including shops, cafes, pubs and restaurants. The location also provides convenient access to the M62 motorway network which provides commuter links to West Yorkshire and East Lancashire, whilst also providing good access links to Huddersfield, Brighouse and Halifax via the bus and road network.

We highly recommend an internal viewing to fully appreciate the quality and charm of this apartment. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make this delightful apartment your new home.



## GROUND FLOOR:

Enter through a communal door into the communal entrance hall. Stairs lead up to the upper floors.

## THIRD FLOOR:

### Apartment 11

#### Entrance Hall

With a central heating radiator and useful storage cupboard.

#### Lounge

14'4" x 13'11" (4.37m x 4.24m)

With a Juliet balcony and a central heating radiator.

#### Kitchen

12'5" x 5'2" (3.78m x 1.57m)

Fitted with a range of modern wall and base units, working surfaces, stainless steel sink with mixer tap, 4 ring electric hob with extractor hood above, double oven, washer/dryer and fridge freezer.

#### Bedroom 1

11'11" x 8'3" (3.63m x 2.51m)

Fitted with a wardrobe which provides hanging and shelving facilities, a central heating radiator and uPVC double glazed window.

#### Bedroom 2

11'7" x 8'8" (3.53m x 2.64m)

Having a central heating radiator and a uPVC double glazed window.



## Bathroom

Furnished with a 3 piece suite comprising of a panelled bath with shower above, low flush WC and hand wash basin. There is also a towel rail.

## OUTSIDE:

There is an allocated parking space and communal external areas.

## 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.

## TENURE & SERVICE CHARGE:

Leasehold - Term: 150 years less 1 day from 1.1.2005

Service Charge: £111.10 pcm (£1,333.20 per annum for Jan 2026-Dec 2026)

Ground Rent: £206.84 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:

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.

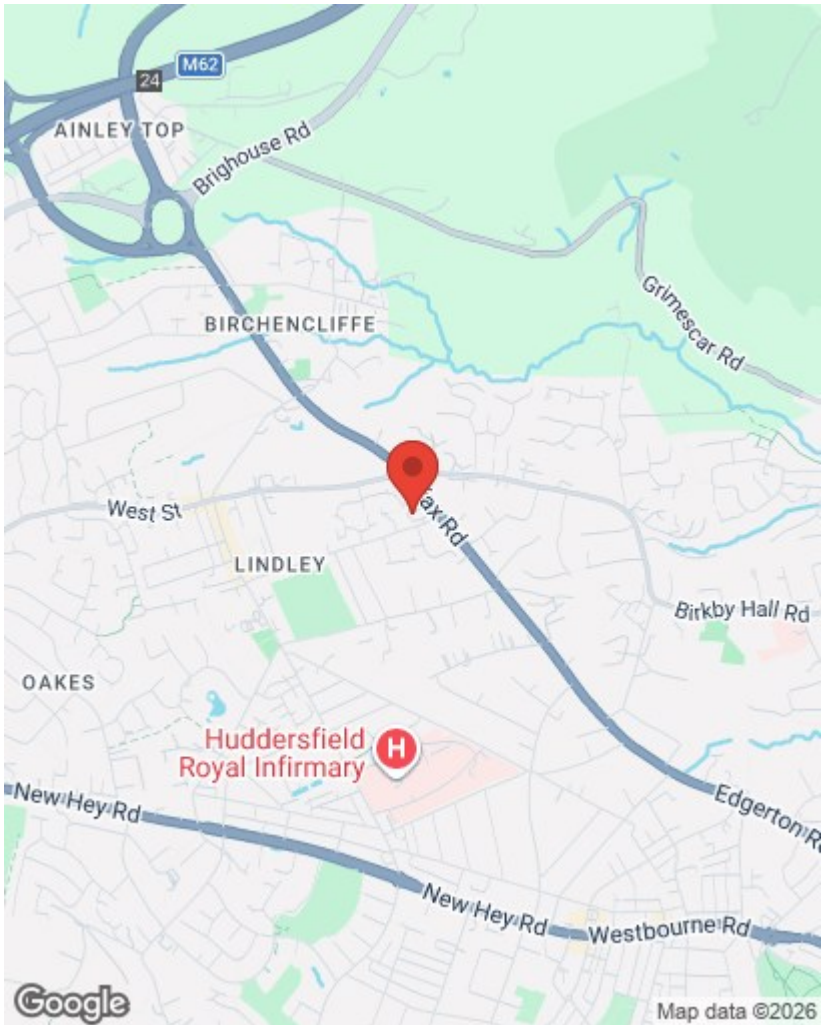
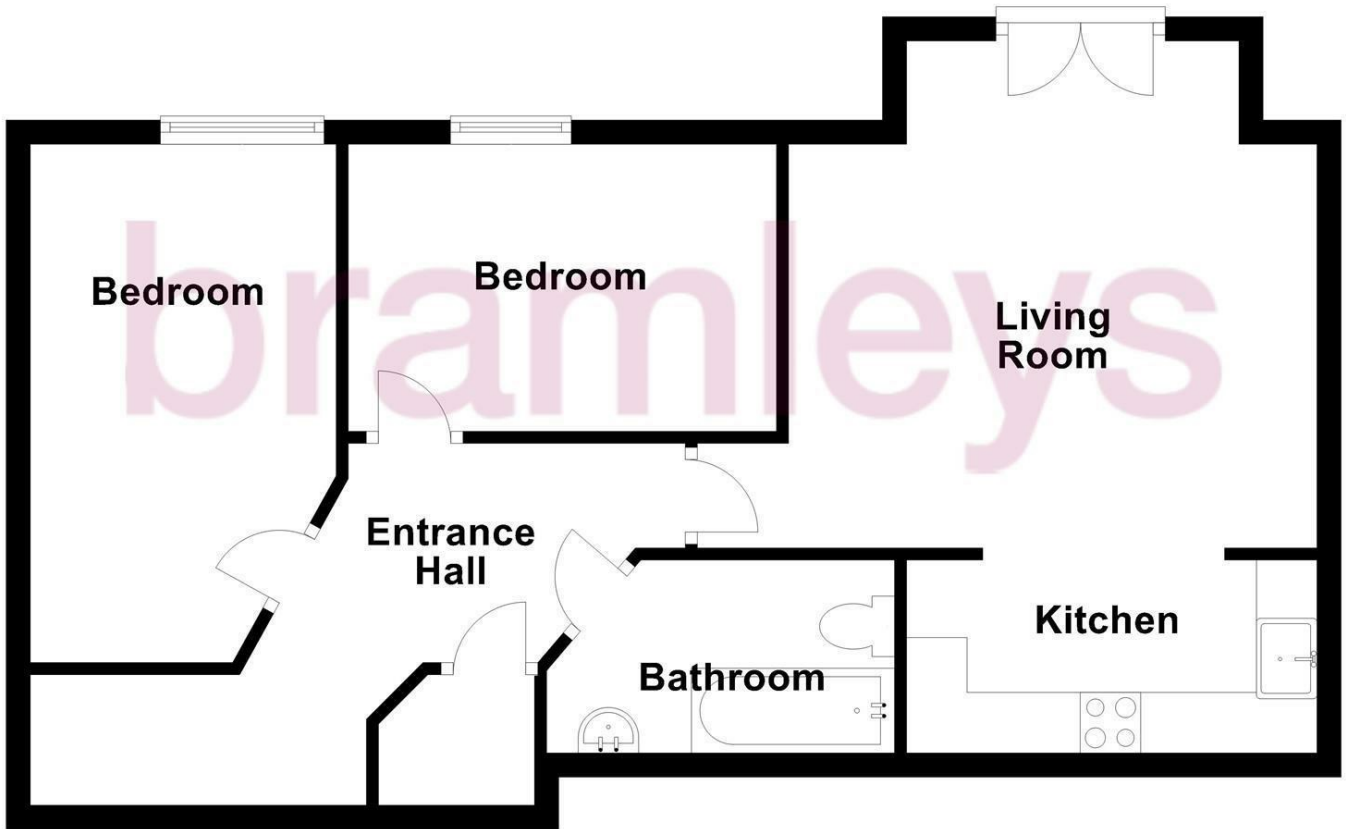
## VIEWINGS:

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





# Ground 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>		
(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		
<b>England &amp; Wales</b>	72	75
	EU Directive 2002/91/EC	

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